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ANNUAL REPORT  
OF THE  
BUILDING DEPARTMENT  
FOR THE YEAR 1929.

BOSTON, January 27, 1930.

HON. JAMES M. CURLEY,  
*Mayor of the City of Boston.*

SIR,— In compliance with section 1, chapter 550, of the Acts of 1907, and section 24, chapter 3, of the Revised Ordinances, a statement of the operations of the department from January 1, 1929, to December 31, 1929, is herewith presented.

EUGENE C. HULTMAN,  
*Building Commissioner.*

BUILDING OPERATIONS.

A grand total of \$59,078,494 represents the cost of building operations in the City of Boston for the year 1929.

With very few exceptions there has been a considerable falling off in building construction in all of the larger cities of the country.

Funds were not readily available during the past year, which curtailed building operations considerably, but the coming year presages a tendency for new construction and new developments, as fundamental factors appear favorable.

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We are now in a readjustment period and nearer to working into a sounder prosperity than a superficial view of present conditions indicate. We look forward with confidence that the City of Boston will retain its prestige in all lines of business activities.

The outstanding features of the year have been the activities in hospital building, applications having been filed at an approximate cost of \$7,000,000.

The completion of four hangars at the new airport amounting to some \$300,000.

The erection of second-class apartments approximating \$6,000,000 and those of the better class amounting to over \$1,000,000.

Under the provision of section 18, as amended by chapter 137, Acts of 1928, another tower building (75 Federal Street Building) is being erected at a cost of \$2,500,000.

Attention was called to this section of the building law in the last annual report and great hopes were entertained for its adoption in the design of business buildings.

In the business section of the city where there are a large number of small parcels adjoining each other, the land on which they stand, if united as one, would create a greater buildable area, so that buildings of a larger type, greater height and fire-safe construction might be erected, which would not only create greater values and more healthful working conditions, but would go a long way toward reducing our too great fire losses.

Housing construction of all kinds fell off during the year from over \$26,000,000 to over \$14,000,000, a loss of 45 per cent.

Construction of this nature provided accommodations for 3,642 families in 1,063 structures of all types; as usual, dwellings of the one and two family kind led in this field, while the balance ranged all the way from three families to forty-two families each, with one apartment hotel projected to accommodate 315 families.

Commercial and industrial structures including mercantile, office and storage buildings totalled an outlay of \$9,676,830 for 167 buildings as against \$16,449,865 for 208 projects in 1928.

Of the over 1,000 garages erected with an estimated cost of \$875,000, but three were such as might be considered public garages. The construction of three theaters was undertaken at a cost of \$650,000.

The balance of the construction program consisted of six churches costing \$513,000, four public buildings costing \$518,000, and miscellaneous structures with an estimated cost of over \$2,000,000.

There was erected and opened during the year another of the district health (George R. White Fund) units and the beginning of the erection of the central fire station at Bowdoin square.

In addition to the above, the year also witnessed the completion of the North Station Industrial and Exhibition Building and the practical completion of the United Shoe Machinery Company Building, the first of the so-called type of tower building to be erected in this city.

An historic landmark disappeared with the demolition of the United States Post Office and Federal Building, in preparation for the erection of a new structure, over which, however, this department has no jurisdiction.

By a careful observation of plans and applications when filed, on which estimated costs are given, such estimates have been increased by \$600,00, resulting in the increase of fees paid to the department to the extent of \$600.

The following is a list of the outstanding building projects, those involving an outlay of \$250,000 or more each, which were undertaken during the year:

Rollins Tower Building, 75 Federal street . . .	\$2,500,000
North Station Hotel, Causeway street . . .	2,000,000
Herald-Traveler Building, Mason and Avery streets . . .	1,200,000
Atlantic National Bank Building, addition, 65 Kilby street . . .	1,000,000
Harvard Medical School, dormitories, Longwood avenue . . .	700,000
Edison Electric Illuminating Company Building, 180 and 181 Tremont street . . .	700,000
Medical Building, Boston City Hospital group; Harrison avenue . . .	632,000
Boston Sanatorium, River street, Mattapan . .	624,000
Children's Hospital, addition, Longwood avenue, . . .	650,200
Children's Hospital, Nurses' Home, Longwood avenue . . .	500,000
Junior League Club and Apartments, 6 and 7 Arlington street . . .	500,000
United Shoe Machinery Company, storage building, 51 Sleeper street, South Boston . . .	486,000
Produce Sales and Storage Building, 151 Northern avenue, South Boston . . .	400,000

Boston Insurance Company Building, addition, Kilby and Milk streets	\$400,000
Lee-Higginson Company, addition, Federal and Congress streets	400,000
F. W. Woolworth Building, 488-494 Washington street	375,000
Apartment Building, 374 Beacon street	360,000
Stores and Offices Building, 137 Newbury street,	350,000
George R. White Fund Health Unit, 25 Blossom street	330,500
Apartment Block, 246-250 Chestnut Hill avenue, Brighton	300,000
Theater and Stores, Blue Hill avenue, Mattapan,	300,000
Apartment Building, 1662-1666 Commonwealth avenue, Brighton	280,000
Central Fire Station, Bowdoin square	270,000
Mark Cross Building, 144 and 145 Tremont street,	250,000
Holy Name Parish Church, West Roxbury	250,000

### EGRESS.

The functioning of the Egress Division in its inspection of 58 theaters, 27 moving picture houses and 177 public halls, has been marked by a careful survey in its daily and nightly inspections and such additional inspections as was deemed necessary for the safety of the public.

The outstanding feature of the year was a thorough inspection of hospital buildings in conjunction with representatives of the Fire and Health Departments, particularly in reference to the storage of X-ray films, with the result that all nitrate films were removed from these buildings.

The Licensing Board has referred to this division 450 applications for lodging houses for approval, which has met with good results as evidenced by the 293 permits for fire escapes granted during the year.

Regarding the storage of acetate films, it is recommended that the Building and Health Commissioners promulgate such regulations as they deem necessary for the safety of the occupants of such buildings.

### FIRE PROTECTION EQUIPMENT.

The automatic sprinkler is conceded to be the best protection against fire yet devised. The fire itself operates it, and it is at work long before the Fire Department arrives.

Sprinkler installation is a distinct engineering process, the efficiency of which tends to minimize its value, although well recognized by the insurance rating bodies.

This form of protection should be extended to embrace certain buildings which at present do not come under its requirements.

Standpipe installation, another valuable form of fire protection is progressing as required by chapter 278, Acts of 1923. It is regrettable that this act applies only to buildings hereafter erected exceeding seventy feet in height and all existing buildings hereafter so altered over seventy feet in height, as some of the older installations are practically worthless. These equipments are re-examined as far as is possible with the limited force engaged in this work.

Sprinkler and standpipe equipment is installed only after plans have been approved and a permit issued therefor.

Automatic pressure systems to supply fire and domestic water when the city supply is inadequate are becoming quite numerous and are supervised by the department.

Department regulations requiring standpipe protection in buildings while under construction have been quite difficult of enforcement, but the department is assured that improvement will be noted as architects and builders become more familiar with rules and regulations governing work of this character.

### ZONING.

During the past year the Zoning Division of this department has given valuable assistance and advice to hundreds of citizens seeking information with regard to their proposed building activities, as affected by the zoning law.

In numerous instances many persons who did not avail themselves of the opportunities of free advice and knowledge in this respect, caused themselves much unnecessary expense and annoyance by not consulting the department before proceeding with their projects.

The Zoning Division has also been of great service to numerous professional men, such as architects, engineers, lawyers and experts on zoning from many surrounding cities and towns, where zoning codes are being considered for adoption.

One of the outstanding phases of the zoning law activities is the numerous cases where the appellant has not been satisfied with the restriction placed upon them by the zoning law, and have appealed from the decision of the Building Commissioner to the Board of Appeal, the full details of which appear in another part of this report.

The number of requests for a change of zone lines has not been so large due partly to the lack of building activities and partly to the decreased activity in the real estate market.

### PLUMBING.

Probably the most important piece of plumbing work performed this year was that in the new building of the United Shoe Machinery Company, which, on account of its height, presented new problems relative to plumbing installation, regarding the sizes of soil, waste and vent pipes to be used, never met by this division before.

In cooperation with the engineers and contracting plumbers, these problems were taken care of in an efficient manner, and it is felt that the work in this building has been done according to the best practice in plumbing.

The usual roof water complaints of water running on an abutter's land were received, and in most cases these violations were removed; in a few instances it was necessary to refer the cases to the Law Department for such action as they deemed advisable. In one instance it was found necessary to send the name of a master plumber to the State Examiners of Plumbers on account of persistent violation of the law.

After hearing, his license was suspended for two months, which it is believed will have a beneficial effect.

While the volume of plumbing done in this year was not as large as in previous years, the quality of the work has improved, due in part to the work of the inspectors and to the desire of most of the plumbers to cooperate with the department.

### GAS DIVISION.

The Gasfitting Division, realizing that safety of operation is a prerequisite for all gas burning appliances,

inspects and investigates all new types of safety devices and controls for gas appliances.

The ventilation and fire protection as well as the location of appliances in buildings is considered and gas is not turned on in the building until all necessary requirements for safety are complied with.

#### ELEVATORS.

The enforcement of the provisions of the State Elevator and Escalator Regulations rests with the Elevator Division of this department. In addition to its regular force, there is a special inspector who is restricted to the making of tests at night, for the convenience of owners of buildings who do not wish to have this work done during the day when the elevator is required to be in use.

Examinations are regularly made during the installation or alterations of elevators, shaftways, etc. All complaints and accidents occurring on or to elevators, escalators and dumb waiters are promptly investigated and a written report made thereon. Approximately three thousand were made on elevators during the year.

There are about 12,500 elevators of all kinds in the city, 4,500 of which are passenger elevators; it is estimated that these carry 675,000 passengers daily.

It is interesting to note that no passenger was killed on such an elevator during the year, while seven were killed on freight elevators. There is at present a lack of proper safety devices on freight elevator doors and gates; the installation of such devices would prevent the operation of these elevators when the doors or gates are open and would do much to prevent accidents.

The law does not require licensed operators on freight elevators, consequently persons having no experience frequently run the elevator. Nearly all of such accidents on freight elevators could be prevented if the law required the operator to be licensed or the installation of interlocking devices on the gates.

Such devices are being installed on practically all new passenger elevators with a corresponding increase in their safety.

The increase in the height of buildings now permitted by law has raised an interesting question, as the present law permits a speed of 600 feet per minute, which is not considered sufficient for buildings of this type. It has been recommended to the Department of Public Safety

that measures be taken to change the provisions of the law in this respect to permit a greater rate of speed.

#### DILAPIDATED BUILDINGS.

Each year the difficulty of securing the names of the correct owners, and their addresses, of old and dilapidated buildings has to be met. These buildings are in most instances fire hazards and a source of danger in many cases, as children are apt to enter and tear away some of the supports. In some cases it has been impossible to get the names of the owners and after an exhaustive search at the Registry of Deeds and the Assessors' Office, the notice of complaint is tacked on the building. After repeated notices to owners to remove these hazards, to which no attention is paid in many instances, and public safety so requires, the commissioner, with the approval of the Mayor may secure or remove the same. The usual custom of requiring police protection during the tearing down of buildings has been continued and proves of great benefit. It is of the utmost importance to safeguard the interests of both the owners and the public and this matter has been given every attention.




**Statement of Building Operations in the City of Boston for the Year Ending December 31, 1929.**

	1929.		1928.		1927.		1926.		1925.	
	Number	Cost	Number	Cost	Number.	Cost.	Number	Cost	Number.	Cost
First class	248	\$23,472,965	286	\$16,991,745	331	\$21,084,388	502	\$18,841,592	845	\$32,812,303
Second class	547	9,553,055	680	13,967,858	552	8,841,217	715	7,960,980	878	11,326,792
Third class	1,487	7,304,200	2,548	16,811,273	2,517	17,244,462	2,384	14,313,429	2,632	17,542,000
Special class.	281	405,044	260	307,024	204	481,144	198	214,885	187	154,200
Total, new work.	2,563	\$30,735,860	3,813	\$47,807,900	3,604	\$47,631,211	3,599	\$41,339,877	4,542	\$61,835,295
Alterations, etc.	5,011	10,387,341	5,465	7,637,125	6,135	9,157,994	6,016	10,144,527	6,410	8,883,159
Total construction	8,174	\$51,223,171	9,278	\$55,445,025	9,840	\$56,809,204	9,815	\$51,484,404	10,952	\$70,718,454
Plumbing	3,850	\$3,807,562	1,783	\$4,056,081	4,497	\$4,960,999	4,341	\$5,777,756	4,699	\$4,759,314
Gas fitting	8,063	574,668	9,223	610,424	8,866	610,781	11,551	767,425	12,554	771,468
Heating, boilers, etc.	1,013	1,023,280	1,677	1,518,473	1,669	1,805,180	1,929	1,585,753	1,805	1,992,740
Elevators, new freight	174	325,416	145	442,528	170	360,149	178	555,570	* 192	* 561,568
Elevators, new passenger	122	1,293,255	109	843,393	102	759,145	130	1,491,704	* 118	* 942,641
Elevators, alterations, freight	63	44,981	60	45,505	104	79,582	53	75,100		
Elevators, alterations, passenger	14	40,305	20	33,165	24	38,110	27	109,450		
Signs, projections, etc.	585	231,702	649	191,270	499	145,730	161	139,006	131	120,010
Fire escapes.	294	54,119	357	60,721	582	112,017	506	122,179	415	113,308
Take-downs, wood	268	47,050	260	64,530	278	57,635	280	43,743	292	50,655
Take-downs, brick, etc.	130	70,740	96	59,695	123	84,875	109	92,925	202	100,695
Sprinklers.	168	290,659	145	363,826	192	342,040	221	298,292	352	575,002
Excavations †	30	52,800	67	105,035	54	103,210				
Totals	14,732	\$7,855,323	17,660	\$8,995,186	17,450	\$8,459,856	19,657	\$11,252,313	20,502	\$9,993,421
Grand totals	22,906	\$50,078,494	26,878	\$94,440,211	27,280	\$65,209,060	29,472	\$92,736,717	31,544	\$86,711,785
Receipts from fees, etc.		\$58,298 25		\$78,871 25		\$75,498 25		\$81,885 64		\$100,522 25

\* Includes both new installations and repairs and alterations on elevators existing.

† Permits for steam shovel excavating required since April 1, 1927.



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Materials Approved by Building Commissioner After Satisfactory Test as Provided by Section 8, Chapter 550,  
Acts of 1907, As Amended.

NAME OF MATERIAL.	Date of Approval.	Manufactured by	Condition of Approval.	File Number.
Celotex.....	August 2, 1922.....	The Celotex Company.....	Substitute for wood lathing, interior finish, interior and exterior sheathing on full frame buildings only.	255
Gypsteel long span floor construction.....	July 11, 1923.....	Structural Gypsum Corporation,	Floors and roofs not over 150 pounds live load.	1173
Gypsteel — poured in place.....	.....	Structural Gypsum Corporation,	Floors and roofs not over 150 pounds live load.	8204
Gypsteel — precast.....	.....	Structural Gypsum Corporation,	For roofs only, when less than 3 inches as a substitute for wood only.	8204
Bois interlocking stairs.....	.....	E. VanNoorden Company.....	.....	1884-8205
Hyttest.....	April 21, 1924.....	Hyttest Cement Company.....	See letter of approval.....	1927
Gypsum for protecting steel from the effects of fire.	January 5, 1925.....	The Gypsum Industries.....	Poured in place or precast.....	8204
Flex-or-Crete.....	May 9, 1925.....	Structural Flex-or-Crete Company.	Floors, roofs, partitions and fire protection.	1503
Smith steel stairs.....	December 24, 1925.....	A. L. Smith Iron Works.....	.....	1884-8205
Revised design of platform.....	April 3, 1926.....	A. L. Smith Iron Works.....	.....	8205
Suspension type Pyrofill floor and roof.....	June 23, 1926.....	U. S. Gypsum Company.....	.....	8202
Steel joist type Pyrofill floor and roof.....	June 23, 1926.....	U. S. Gypsum Company.....	.....	8202
Three and one-half inch hollow Pyrobar tile...	June 23, 1926.....	U. S. Gypsum Company.....	Roofs only.....	8202
Four-inch hollow Pyrobar tile.....	June 23, 1926.....	U. S. Gypsum Company.....	Roofs only.....	8202
Three-inch solid Pyrobar tile.....	June 23, 1926.....	U. S. Gypsum Company.....	Roofs only.....	8202
Five-inch long span channel tile.....	June 23, 1926.....	U. S. Gypsum Company.....	Substitute for wood on pitch roof only not less than 45 degrees.	8202

Materials Approved by Building Commissioner After Satisfactory Test as Provided by Section 8, Chapter 550, Acts of 1907,  
as Amended.—Continued.

NAME OF MATERIAL.	Date of Approval.	Manufactured by	Condition of Approval.	File Number.
Five-inch long span hollow tile.....	June 23, 1926.....	U. S. Gypsum Company.....	Substitute for wood on pitch roof only not less than 45 degrees.	8202
Six-inch long span channel tile.....	June 23, 1926.....	U. S. Gypsum Company.....	Substitute for wood on pitch roof only not less than 45 degrees.	8202
Six-inch long span hollow tile.....	June 23, 1926.....	U. S. Gypsum Company.....	Roofs only.....	8202-8193
Gyp-Lap.....	June 23, 1926.....	U. S. Gypsum Company.....	Substitute for wood sheathing on full frame buildings.	8202
Rocklath.....	June 23, 1926.....	U. S. Gypsum Company.....	Substitute for wood lathing.....	8202
Sheetrock Pyrofill roof.....	July 13, 1926.....	U. S. Gypsum Company.....	Roofs of second-class buildings.....	8202
Swanson steel and concrete stairs.....	August 16, 1926.....	Knowlton Iron Works Company.....	.....	1884-8205
Gypsum plaster board.....	October 9, 1926.....	The Gypsum Industries.....	Substitute for wood lath.....	8204
Gypsum board sheath.....	October 9, 1926.....	The Gypsum Industries.....	Substitute for wood sheathing on full frame buildings.	8204
Concrete block in foundation.....	October 18, 1926.....	Any manufacturer (after freezing and compression test).	Twelve-inch block laid according to specifications dated October 18, 1926.	7815
Havemeyer security anchor.....	November 9, 1926.....	Havemeyer Steel Company.....	Anchoring brick or stone to structural concrete frames.	7857
Dovetail anchor slot.....	November 9, 1926.....	Dovetail Anchor Slot Company.....	Anchoring brick, stone or terra cotta to structural concrete frames.	7858
Precast Porete slab 32 inches by 1 1/8 inches.	November 29, 1926.....	Porete Manufacturing Company.....	Substitute for wood on roofs only.....	8202
Mico Interlocking Grating..... Type C 1 inch. Type C 1 1/4 inch.	March 4, 1927.....	Hendrick Manufacturing Company.....	Floors of balconies and fire escapes and treads of stairs.	8096
Diamond Grating..... Type A-3.	April 1, 1927.....	William F. Kemp Company.....	Floors of balconies and fire escapes and treads of stairs.	8131
Revised design of stringers and post connections.	April 22, 1927.....	A. L. Smith Iron Works.....	.....	8205
Precast Porete slab 32 inches by 3 inches.	May 4, 1927.....	Porete Manufacturing Company.....	Fireproof construction.....	8202

Irving subway flooring.....	May	4, 1927.....	Irving Iron Works Company.....	Floors of balconies and fire escapes and treads of stairs.	8170
Atlas Lumnite cement.....	May	10, 1927.....	The Atlas Lumnite Cement Company.	Shores and forms may be removed in twenty-four hours when used in a 1-2-4 mix.	8188
Holorib.....	May	17, 1927.....	Holorib, Inc.....	Substitute for wood in construction of roof boarding; spans not to exceed 4 inches; metal to be not thinner than 0.038 inch.	8201
J. & L. Junior beams.....	June	30, 1927.....	Jones & Laughlin Steel Corporation.	See letter of approval.....	Miscellaneous Y-24.
Tri-Lox grating panels.....	July	7, 1927.....	Tri-Lox Company.....	Floors of balconies and fire escapes and treads of stairs.	8233
Keystone Gypsum slab.....	August	11, 1927.....	Keystone Fireproofing Company of New York.	Roofs.....	8296
Gypsteel slabs.....	August	15, 1927.....	Structural Gypsum Corporation.	For roofs, providing the slabs are not more than 37 inches long, not less than 4 inches thick, and reinforced with four $\frac{1}{8}$ -inch diameter rods $\frac{3}{4}$ inch from the bottom of the slab spaced 6 inches on centers.	8207
Slagblok slab.....	September	2, 1927.....	Republic Fireproofing Company, Inc.	Floors only.....	8208
Pyrocell.....	September	14, 1927.....	United States Gypsum Company.	Substitute for following..... 1. Bricknogging between studs and joists. 2. Cinder concrete between screeds in floors in fireproof construction. 3. Cinder concrete fill on roof slabs. 4. Sound deadener and insulator.	8203
Thermofill.....	September	14, 1927.....	United States Gypsum Company.	Sound deadener or insulator only..	8203
Certain Teed roofing.....	September	22, 1927.....	Certain-Teed Products Corporation.	Covering of roofs of first-class buildings.	8209
Eight-inch composition roofing.....	November	17, 1927.....	Philip Carey Company.....	See letter from fire underwriters.	

Materials Approved by Building Commissioner After Satisfactory Test as Provided by Section 8, Chapter 550, Acts of 1907,  
as Amended.—Continued.

NAME OF MATERIAL.	Date of Approval.	Manufactured by	Condition of Approval.	File Number.
Open truss type of steel joist.....	January 24, 1928.....	Truscan Steel Company.....	Welded connections only. Carrying capacity to be designed and analyzed in accordance with usual methods of computations recognized by the Building Department.	8202-A
Steel stairs with Interlocking Precast concrete treads and risers.....	March 1, 1928.....	Babeock Davis Corporation.....	.....	8210
Reinforced gypsum roof slab.....	March 10, 1928.....	H. E. Marks Corporation.....	Substitute for wood on roofs only.	8501
"Ezyfit" boltless riser and tread.....	March 10, 1928.....	Standard Steel Sections, Inc.....	Approved for straight runs only...	8502
Steel stairs.....	May 17, 1928.....	A. L. Smith Iron Works.....	Welded stringers and minor connections.	1884-8305
Steel stairs.....	May 17, 1928.....	Babeock Davis Corporation.....	Welded stringers and minor connections.	8503
"Monoprest" fire escape tread.....	September 27, 1928.....	David H. Smith & Sons, Inc.....	Approved for standard fire escapes on condition that the open spaces between the ribs or bars of the step shall not exceed $\frac{3}{16}$ inch, and the minimum thickness of material shall not be less than $\frac{3}{16}$ inch.	8507
Certain-Teed insulating board and heavier insulating board.	September 27, 1928.....	Certain-Teed Products Corporation.	Approved for boarding-in of frame houses.	8508
Parrymore "Readymixd" concrete.....	September 27, 1928.....	Metropolitan Sand and Gravel Company.	Concrete furnished in said trucks approved for use in Boston.	8506
Bostwick "Truss-loop" metal lath.....	September 27, 1928.....	Bostwick Steel Lath Company...	Approved for reinforcement in concrete slabs with the proviso that the slab complies with the minimum thickness of slabs and the fire protection of the reinforcing as described in section 15, chapter 550, Acts of 1907 as amended.	8505
Steel stairs.....	April 13, 1929.....	Babeock Davis Corporation.....	For straight runs only.....	8503

Brixment. ....	April	13, 1929. ....	Louisville Cement Company. ....	Mortar be used no poorer than one part Brixment and three parts of sand by volume. Load not to exceed 14 tons per square foot.	1664
No. 1 "Tie-To" inserts for tying metal lath to concrete.	June	7, 1929. ....	Tie-To Insert Company. ....	.....	1927
No. 1 "Tie-To" inserts used as masonry anchors for bonding brick, stone or terra cotta veneer to concrete.	June	7, 1929. ....	Tie-To Insert Company. ....	.....	1927
No. 2 "Tie-To" inserts for securing metal lath to sheathing or insulation for the use of stucco.	June	7, 1929. ....	Tie-To Insert Company. ....	.....	1927
No. 2 "Tie-To" inserts for securing brick veneer to insulation or sheathing.	June	7, 1929. ....	Tie-To Insert Company. ....	.....	1927
Inso board and Inso lath. ....	June	18, 1929. ....	Stewart Inso Board Company. ....	Inso board approved for outside boarding-in on full frame buildings only, and for interior finish and sheathing. Inso lath approved as a substitute for wood lath.	8510
Insulite. ....	October	16, 1929. ....	The Insulite Company. ....	Approved for sheathing on full-framed buildings only; for plaster base as substitute for wood lath only; roof insulation on second-class buildings; for wall board as substitute for wood lath and plaster; for acoustical correction, condensation correction, sound deadening between floors or partitions, and for refrigeration work, only after examination of each specific set of plans or building.	9051
West Coast henlock. ....	October	16, 1929. ....	West Coast Lumbermen's Association.	Allowable working stresses: Bending, 1,100 square inches. Modulus of elasticity, 1,400,000. Horizontal shear, 75. Compression across grain, 200.	9052
Trowlite. ....	October	31, 1929. ....	Hercules Cement Corporation. ....	Trowlite may be used for mortar in brick work not required to sustain a load of over 14 tons per square foot, and only when used in the proportion of one part of cement to four parts of commercial sand.	9053
Ferrobord roofdeck. ....	November	5, 1929. ....	Truscon Steel Company. ....	Approved as a substitute for wood on the roofs of buildings.	9055

Number of Employees in Department, with Salary Rating January 1, 1929, and January 1, 1930.

January 1, 1930.				January 1, 1929.		
TITLE.	Number of Employees.	Salaries.		TITLE.	Number of Employees.	Salaries.
Building Commissioner.....	1	\$7,500 00		Building Commissioner.....	1	\$7,500 00
Clerk of department.....	1	2,700 00		Clerk of department.....	1	2,500 00
Supervisor of construction.....	1	4,000 00		Supervisor of construction.....	1	3,800 00
Supervisor of construction (Chief of Zoning Division).	1	3,200 00		Supervisor of construction (Chief of Zoning Division).	1	3,100 00
Supervisor of elevators.....	1	2,900 00		Supervisor of elevators.....	1	2,800 00
Supervisor of gas fitting.....	1	2,900 00		Supervisor of gas fitting.....	1	2,800 00
Supervisor of plumbing.....	1	3,000 00		Supervisor of plumbing.....	1	2,900 00
Building inspector (Chief of Plan Division A).	1	3,400 00		Building inspector (Chief of Plan Division A).	1	3,300 00
Building inspector (Chief of Plan Division B).	1	3,200 00		Building inspector (Chief of Plan Division B).	1	3,100 00
Building inspector (construction engineer).	1	3,300 00		Building inspector (construction engineer).	1	3,200 00
Building inspector (construction engineer).	2	3,000 00		Building inspectors (construction engineers).....	{ 1	2,900 00
Building inspector (Chief of Egress Division).	1	5,800 00		Building inspectors (construction engineers).....	2	5,600 00
Building inspector (Chief of Application Desk).	1	3,200 00		Building inspector, charge of Egress Division.	1	3,100 00
Building inspector (Chief of Application Desk).	1	2,900 00		Building inspector, charge of application desk.	1	2,800 00
Building inspector (Chief of Piling and Concrete Inspection).	1	2,800 00		Building inspector, charge of piling and concrete inspection.	1	2,700 00



	1	2,700 00		1	2,600 00
	16	41,600 00		18	45,000 00
Building inspectors.....	2	4,800 00		2	4,600 00
	2	4,600 00		2	4,400 00
	1	2,200 00		1	2,100 00
	1	2,100 00		1	2,000 00
	1	2,000 00		10	24,000 00
Elevator inspectors.....	9	22,500 00		1	2,000 00
Elevator inspector.....	2	4,000 00		7	16,800 00
Gas fitting inspectors.....	7	17,500 00		3	6,900 00
Gas fitting inspectors.....	3	7,200 00		2	4,400 00
Gas inspectors.....	2	4,600 00		12	30,000 00
Plumbing inspectors.....	11	27,500 00		2	4,400 00
Plumbing inspectors.....	2	4,600 00		1	2,200 00
Tenement house inspector.....	1	2,000 00		1	2,400 00
Tenement house inspector.....	1	2,300 00		1	2,800 00
Zoning inspector.....	1	2,500 00		1	2,800 00
Fire Protection Engineer.....	1	2,900 00		22	40,850 00
Clerks <i>et al</i> .....	20	37,650 00			
Totals.....	100	\$246,050 00		103	\$227,950 00

NOTES.

Supervisor of construction assigned to Fence Viewing, 1.  
Building inspectors assigned to Egress Division, 5.  
Building inspector assigned to Fence Viewing, 1.  
Building inspectors assigned to Plan Division, 5 — 4 rating as construction engineers.  
Building inspector assigned to Special Division of Dilapidated Buildings, 1.

Plumbing inspector assigned to Egress Division, 1.  
Plumbing inspectors assigned to sprinklers, 2.  
Gas fitting inspector assigned to Egress Division, 1 (theaters).  
Clerk assigned to application desk, 1.  
Tenement house inspector assigned to Egress Division, 1.

Work of Department, Expenditures and Revenue.

YEAR.	APPLICATIONS.						EXAMINATIONS.	EXPENDITURES.	REVENUE.
	NEW.		ALTERATIONS.		ALL OTHERS.	GRAND TOTAL.			
	Number.	Cost.	Number.	Cost.		Cost.	Cost.		
1925†	4,542	61,835,205	10,952	8,883,159	9,993,421	80,716,785	† 2,288,961	* 217,701 98	* 93,400 45
1926†	3,799	41,339,877	6,016	10,144,527	† 11,252,313	62,736,717	† 179,065	† 246,059 61	† 81,885 94
1927	3,694	47,651,210	6,136	9,157,994	8,459,855	65,269,050	172,177	260,026 70	75,498 25
1928	3,813	47,807,900	5,465	7,637,125	8,995,186	64,440,211	§ 179,880	257,008 62	78,871 25
1929	2,563	40,735,830	5,611	10,487,341	7,855,323	59,078,494	162,172	265,635 82	58,298 25

\* Fiscal year February 1 to January 31.

† Calendar year January 1 to December 31.

‡ Includes plumbing, gas fitting, heating, elevators, fire escapes, sprinklers, etc.

§ Including reports.

# Appropriations and Expenditures and Income.

GROUP AND ITEM.	ACTUAL EXPENDITURES.					* 1925. (11 Months.)
	1929.	1928.	1927.	1926.		
A. PERSONAL SERVICE . . . . .	\$245,808 28	\$240,109 01	\$230,668 77	\$225,868 98		\$199,488 87
1. Permanent employees.	\$245,018 28	\$239,449 01	\$229,958 77	\$225,158 98		\$199,216 00
2. Temporary employees	880 00	660 00	710 00	710 00		3,272 27
3. Unassigned						
B. SERVICE OTHER THAN PERSONAL.	12,026 05	10,181 01	20,543 53	12,618 05		10,910 19
1. Printing and binding	54 00	60 00	334 50	2,692 25		86 50
2. Postage						
3. Advertising and posting						
Transportation of persons	4,297 50	4,308 15	4,299 72	4,082 88		3,772 92
4. Rent						
11. Insurance						
12. Premium on surety bond	30 00	25 00	25 00	25 00		30 00
13. Communication			7 00	9 25		7 00
14. Motor vehicles care and repairs	1,217 71	1,356 74	1,380 17	1,122 21		969 01
26. Protective and preventive						
27. Testing materials and supplies						
28. Expert and architect						
29. Stenographic and copying	5 00	22 50				
35. Fees, service of venues, etc	14 80	12 50	41 00	41 00		48 00
37. Photographic and blueprinting	157 81	126 97	248 87	228 93		176 75
39. General plant	6,849 23	4,179 15	14,194 27	5,616 53		5,810 61
C. EQUIPMENT	1,707 50	1,453 09	3,150 26	2,800 02		3,118 78
4. Motor vehicles	1,348 25	1,106 59	2,796 30	2,082 44		2,867 65
9. Office	144 10		202 00	165 53		268 13
10. Library	402 05	237 50		277 08		
12. Tools and instruments	18 16		129 96	249 97		18 00
16. Wearing apparel	25 00	25 00	25 00	25 00		25 00
17. General plant						
D. SUPPLIES	3,988 08	4,048 93	4,432 35	4,707 41		1,130 57
1. Office . .	3,150 88	3,294 50	3,735 35	4,022 51		3,498 16
11. Motor vehicle	837 20	754 43	713 95	684 90		722 41
16. General plant						
E. MATERIALS	35 85	66 58	67 84	65 15		53 57
10. Electric	35 85	66 58	67 84	65 15		53 57
F. SPECIAL ITEMS	1,150 00	1,150 00	1,150 00	1,150 00		
7. Pensions and annuities	1,150 00	1,150 00	1,150 00			
Totals	\$265,605 82	\$257,098 62	\$260,012 75	\$249,050 61		\$217,701 98
	1929.	1928.	1927.	1926.		1925. (11 Months.)
Appropriations	\$267,408 38	\$260,078 84	\$263,319 34	\$250,626 17		\$220,465 35
Income from fees, etc. deposited with City Treasurer.	58,298 25	78,871 25	75,498 25	81,885 94		93,406 25

\* Commencing 1925 the fiscal year begins January first.



**Applications for New Buildings and Alterations, Number, Material  
and Estimated Cost, Calendar Year 1929.**

MATERIAL.	NEW BUILDINGS.		ALTERATIONS, ETC.	
	Number.	Cost.	Number.	Cost.
Brick. ....	271	\$11,897,225	1,941	\$5,299,459
Stone. ....	2	1,206	36	307,162
Concrete and reinforced concrete. ....	29	8,984,000	71	412,325
Steel frame. ....	18	11,743,735	136	3,199,118
Concrete block, hollow tile, terra cotta.	478	546,735	18	10,735
Other fire resisting. ....	271	250,649	26	18,620
Total fire resisting. ....	1,069	\$33,423,544	2,228	\$9,247,419
Wood. ....	1,494	\$7,312,286	3,383	\$1,239,922
Total. ....	2,563	\$40,735,830	5,611	\$10,487,341

## Applications for New Buildings and Alterations, Number, Purpose and Estimated Cost, Calendar Year 1929.

PURPOSE.	FIRST CLASS.		SECOND CLASS.		THIRD CLASS.		SPECIAL CLASS.		TOTAL NEW WORK.		ALTERATIONS, ETC.		GRAND TOTAL.	
	Number.	Cost.	Number.	Cost.	Number.	Cost.	Number.	Cost.	Number.	Cost.	Number.	Cost.	Number.	Cost.
Apartments-tenements *.....	4	\$1,125,000	80	\$5,301,000	17	\$301,000	.....	.....	101	\$7,727,000	167	\$183,479	268	\$7,910,479
Apartments-tenements with stores, etc.*	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	100	104,328	100	104,328
Bank buildings.....	1	70,000	1	22,000	.....	.....	.....	.....	2	92,000	20	610,310	22	702,310
Churches, chapels, etc.....	2	370,000	4	143,000	.....	.....	.....	.....	6	513,000	32	37,695	38	550,695
Dwellings †.....	.....	.....	5	77,000	955	6,754,712	.....	.....	960	6,831,712	3,342	1,435,993	4,302	8,267,705
Dwellings with stores, etc.†.....	1	68,000	.....	.....	1	3,000	.....	.....	2	71,000	211	135,330	213	206,330
Foundries.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	3	3,650	3	3,650
Garages, public and private....	173	357,330	323	287,065	372	155,020	204	\$79,017	1,072	878,432	105	69,120	1,177	947,552
Hotel buildings.....	1	500,000	.....	.....	.....	.....	.....	.....	1	500,000	27	1,867,935	28	2,367,935
Hospital buildings.....	8	6,831,500	.....	.....	.....	.....	.....	.....	8	6,831,500	22	767,398	30	7,598,898
Lodgings, dormitories, convents, etc.	4	3,917,735	1	143,000	.....	.....	.....	.....	5	4,060,735	66	454,250	71	4,514,985
Lodgings, etc., with stores....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	5	1,625	5	1,625
Mercantile buildings.....	16	2,182,000	81	1,163,250	8	7,300	25	85,050	130	3,437,600	877	2,575,547	1,007	6,013,147
Manufacturing buildings.....	1	80,000	14	299,200	.....	.....	.....	.....	15	379,200	153	506,399	168	885,599

Office buildings.....	8	5,506,000	6	275,250	5	6,180	1	600	20	5,788,030	213	907,007	233	6,695,037
Public buildings.....	3	510,000	1	8,000	.....	.....	.....	.....	4	518,000	12	190,982	16	708,982
Public halls, etc.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	13	23,400	13	23,400
School buildings †.....	2	257,000	2	191,000	.....	.....	.....	.....	4	448,000	10	46,900	14	494,900
Stables, barns, etc.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	25	17,984	25	17,984
Theaters and movie houses...	3	650,000	.....	.....	.....	.....	.....	.....	3	650,000	37	52,960	40	702,960
Miscellaneous.....	21	1,048,400	29	643,290	129	76,994	51	240,937	230	2,009,621	171	495,049	401	2,504,670
Totals.....	248	\$23,472,965	547	\$9,553,055	1,487	\$7,304,206	281	\$405,604	2,563	\$40,735,830	5,611	\$10,487,341	8,174	\$51,223,171

\* For four or more families.

† For one, two or three families.

‡ Exclusive of City of Boston public school buildings.

## Examinations and Reports.

New buildings . . . . .	22,438
Alterations . . . . .	20,992
Boilers, engines, etc. . . . .	792
Plumbing . . . . .	15,571
Plumbing tests . . . . .	3,804
Gas fitting . . . . .	26,226
Gas fitting tests . . . . .	13,133
Egress plans . . . . .	375
Egress, existing buildings . . . . .	5,517
Theaters . . . . .	3,022
Moving picture houses . . . . .	960
Halls . . . . .	629
New elevators . . . . .	1,213
Elevators other than new and alterations . . . . .	4,851
Elevator alterations . . . . .	1,402
Tests of safety devices . . . . .	2,965
Operators tested . . . . .	1,659
Sprinkler tests . . . . .	318
Sprinklers . . . . .	2,018
Standpipes . . . . .	347
Unsafe buildings . . . . .	146
Dilapidated buildings . . . . .	1,088
Take-downs . . . . .	998
Zoning . . . . .	6,857
Signs . . . . .	1,345
Plans and applications (Divisions A and B) . . . . .	7,561
Fires . . . . .	821
Concrete and piling . . . . .	2,026
Gas asphyxiations . . . . .	69
Elevator accidents . . . . .	67
Building accidents . . . . .	16
Violations . . . . .	1,444
Specials . . . . .	522
Finals . . . . .	8,106
Communications . . . . .	2,874
Total . . . . .	<u>162,172</u>



## Letters Received and Referred for Examination and Report.

Boston Elevated Railway . . . . .	97
Board of Appeal . . . . .	3
Board of Examiners . . . . .	4
Board of Health . . . . .	25
Board of Labor and Industries . . . . .	7
Chamber of Commerce . . . . .	4
City Clerk . . . . .	2
City Planning . . . . .	2
City Council . . . . .	4
Civil Service . . . . .	16
Finance Commission . . . . .	2
Fire Department . . . . .	1,432
Fire Underwriters . . . . .	3
Law Department . . . . .	21
Library Department . . . . .	1
Licensing Board . . . . .	57
Mayor's Office . . . . .	24
Miscellaneous . . . . .	853
Park Department . . . . .	6
Police Department . . . . .	196
Protective Department . . . . .	144
Public Buildings Department . . . . .	3
Public Works Department . . . . .	38
Soldiers' Relief Department . . . . .	9
State Public Safety Department . . . . .	104
State Public Welfare Department . . . . .	8
State Public Works Department . . . . .	373
Statistics Department . . . . .	1
Subpoenas . . . . .	70
Traffic Commission . . . . .	1
Zoning Board . . . . .	22
Total . . . . .	<u>2,532</u>

The following is a statement showing the number of buildings for purposes of habitation, together with the number of families to be accommodated, for the erection of which applications were filed with the Building Department of the City of Boston during the calendar year ending December 31, 1929:

NUMBER OF FAMILIES IN EACH BUILDING.	1929.		1928.	
	Number Buildings.	Number Families.	Number Buildings.	Number Families.
1.....	505	505	648	648
2.....	404	808	953	1,906
3.....	51	153	267	801
4.....			8	32
5.....			1	5
6.....	18	168	132	792
7.....			2	14
8.....	2	16	2	16
9.....			1	9
10.....			5	50
11.....	2	22	3	33
12.....	3	36	9	108
13.....			10	130
14.....	19	266	63	882
15.....	20	300	8	120
16.....	5	80	4	64
17.....			5	85
18.....			4	72
20.....	1	20	2	40
21.....	2	42	1	21
22.....			1	22
23.....	1	23	2	46
24.....	1	24	1	24
25.....	1	25	3	75
26.....	3	78	2	52
27.....	3	81		
28.....	6	168	4	112
30.....	2	60	2	60
32.....	1	32	4	128
33.....	2	66	2	66

NUMBER OF FAMILIES IN EACH BUILDING.	1929.		1928.	
	Number Buildings.	Number Families.	Number Buildings.	Number Families.
34.....			2	68
35.....			2	70
38.....			1	38
39.....	2	78	1	39
40.....			1	40
42.....	8	336	2	84
53.....			1	53
315.....	1	315		
Total.....	1,063	3,642	2,159	6,805
Estimated cost of housing construction.	\$14,629,712		\$26,867,550	

The total estimated increase in construction and improvement for the year 1929 is \$59,078,494.

Estimated valuation of buildings in Boston which come within the jurisdiction of the building law:

1872 . . . . .	\$168,607,701
1929 (January 1) . . . . .	999,378,592
1929, new construction . . . . .	51,223,171
1929, totally destroyed by fire . . . . .	79,300
1929, take-downs . . . . .	117,826
1930 (January 1), estimated value . . . . .	1,050,404,637

Estimated valuation of buildings (above the land) in Boston of January 1, 1930, exempted from the operations of the building laws and not included in the estimate of building operations under the Building Department:

United States Government . . . . .	\$38,775,800
Commonwealth of Massachusetts . . . . .	15,827,700
* County of Suffolk and City of Boston . . . . .	29,935,400
Churches . . . . .	17,997,100
Societies, etc. . . . .	51,929,100
Public buildings, parks and playgrounds . . . . .	2,210,400
Public schoolhouses . . . . .	40,041,500
All other . . . . .	487,200

\* Does not include public parks, playgrounds or public schoolhouses.

All notices of complaints are sent to the Law Department simultaneously with the service on the violator of the law.

The purpose of this is to have the Law Department's representative endeavor to arrange for a conference at the Building Department between the violator, the building inspector and the Building Commissioner, the purpose being to aid the person against whom the complaint is made by showing him what is necessary to be done to have the complaint against him closed.

As a result of this practice many cases have been settled at the conference, thus eliminating court action.

The representative of the Law Department is also frequently called into consultation in reference to plans and the law on proposed structures, the purpose being to offer aid and counsel to those intending to build.

The number of cases referred for actual court action during 1929 is as follows:

For neglect to provide egress . . . . .	123
For violation of the building law . . . . .	140
For maintaining unsafe buildings after notice to secure or take-down . . . . .	15
Sprinkler complaints . . . . .	40
	<hr/>
Total . . . . .	<u>318</u>

Of the above number of referred complaints, the following have been closed:

For neglect to provide egress . . . . .	68
For violation of the building law . . . . .	63
For maintaining unsafe buildings after notice to secure or take-down . . . . .	5
	<hr/>
Total . . . . .	<u>136</u>

In addition, the following complaints referred for court action prior to January 1, 1929, have been closed during the year 1929:

For neglect to provide egress . . . . .	48
For violation of the building law . . . . .	39
For maintaining unsafe buildings after notice to secure or take-down . . . . .	2
Sprinkler complaints . . . . .	57
	<hr/>
Total . . . . .	<u>146</u>

On January 1, 1929, there were

Brick buildings, etc. . . . .	41,261	
Erected during 1929 . . . . .	1,069	
	<hr/>	
	42,330	
Take-downs . . . . .	139	
Destroyed by fire . . . . .	1	
	<hr/>	
	140	
	<hr/>	42,190
Wooden buildings . . . . .	90,098	
Erected during 1929 . . . . .	1,494	
	<hr/>	
	91,592	
Take-downs . . . . .	268	
Destroyed by fire . . . . .	10	
	<hr/>	
	278	
	<hr/>	91,314
	<hr/>	
Total number of buildings, January 1, 1930,		<u>133,504</u>

#### ITEMS OF INTEREST.

Tallest buildings:

Custom House, 495 feet.

United Shoe Machinery Building, 290 feet.

Ames Building, 196 feet.

Sears-Roebuck Building, 192 feet.

Covering greatest ground area:

South Station, 1,467,522 square feet.

Smallest mercantile building:

212 State street,  $2\frac{1}{2}$  stories high, 4 feet 9 inches front,

50 feet depth, ground area,  $237\frac{1}{2}$  square feet.

Costliest building:

Storehouse, Army Supply Base, South Boston.

Oldest building:

Paul Revere House, 1660.

Largest office buildings:

Park Square Building and John Hancock Building.

Largest hotel:

Statler.

Largest sports arena:

Boston Garden, North Station.

#### GENERAL STATISTICS.

Area of Boston:

30,598 acres (47.81 square miles).

Value of buildings (above the land), \$919,275,800.

(Estimated April 1, 1929.)

Population:

(Estimated) July 1, 1930, 811,200 (Federal Government).

Number of buildings:

Total, 133,504.

Number of buildings occupied for habitation:

(Estimated) January 1, 1930, 93,849.

Divided into:

Tenement houses, 8,462.

Three-family houses, 23,641.

Other habitations, 61,746.

Buildings other than habitations, 39,655.

#### PILING AND CONCRETE INSPECTIONS.

Average number of inspectors of piling and concrete .	35
Total number of days' work . . . . .	2,026
Cost for employment of same (paid by contractors) .	\$14,182

#### SPECIAL PERMITS.

Number of special permits granted by State Fire Marshal during year 1929 . . . . .	20
Approvals granted for special moving picture exhibitions . . . . .	62

#### BUILDERS' LICENSES.

See Annual Report of Board of Examiners included in this report.

#### THEATERS AND PUBLIC HALLS.

The inspection and supervision of conditions surrounding theaters and public halls is assigned by the Mayor to this department.

#### LICENSED PUBLIC LODGING HOUSES EXAMINED MONTHLY BY THIS DEPARTMENT.

Davis street, No. 17.

Washington street, No. 1025.

Washington street, No. 1051.

Washington street, No. 1202.

The following lodging houses are licensed as inns:

People's Palace, Washington street, corner East Brookline street.

Dawes Hotel, 8 Pine street.

B. & M. R. R. Employees' Y. M. C. A., 90 Friend street.

**Theaters, Location and Seating Capacity, Examined Monthly in  
Accordance with Chapter 450, Acts of 1904, and Amend-  
ments Thereto.**

NAME.	Location.	Total Seating Capacity.
Allston Theater.....	128 Brighton avenue, Allston.....	1,145
Arlington Theater.....	421 Tremont street, city.....	1,813
B. F. Keith's Theater.....	539 Washington street, city.....	2,947
Bellevue Community Theater....	338 Belgrade avenue, West Roxbury....	780
Bijou Theater.....	545 Washington street, city.....	910
Boston Opera House.....	343 Huntington avenue, corner Opera place, city.	2,944
Bowdoin Square Theater.....	179-187 Court street, city.....	1,362
Broadway Theater.....	420 West Broadway, South Boston.....	1,777
Capitol Theater.....	1260-1270 Commonwealth avenue, Allston	1,774
Casino Theater.....	44 Hanover street, city.....	1,908
Central Square Theater.....	36-44 Bennington street, East Boston....	1,715
Codman Square Theater.....	637 Washington street, Dorchester.....	2,044
Colonial Theater.....	100-106 Boylston street, city.....	1,643
Copley Theater.....	461 Stuart street, city.....	1,038
Dudley Theater.....	2196 Washington street, Roxbury.....	1,957
Egleston Theater.....	3091 Washington street, West Roxbury...	1,222
Egyptian Theater.....	324-326 Washington street, Brighton....	2,057
Elizabeth Peabody House Theater	357 Charles street, city.....	396
Fenway Theater.....	136 Massachusetts avenue, city.....	1,410
Fields Corner Olympia Theater...	213 Adams street, Dorchester.....	1,554
Fine Arts Theater.....	80 Norway street, city.....	638
Franklin Park Theater.....	616-628 Blue Hill avenue, Dorchester....	1,473
Gaiety Theater.....	659-667 Washington street, city.....	1,479
Globe Theater.....	692 Washington street, city.....	1,630
Grand Opera House.....	1172-1194 Washington street, South End,	1,920
Hollis Street Theater.....	11 Hollis street, city.....	1,640
Hollywood Theater.....	34 Chelsea street, Charlestown.....	1,027
Howard Athenæum.....	34 Howard street, city.....	1,537
Humboldt Theater.....	147 Humboldt avenue, Roxbury.....	1,326
Jamaica Theater.....	413 Center street, Jamaica Plain.....	1,980
Keith-Albee Boston Theater....	614-616 Washington street, city.....	3,162
Majestic Theater.....	219-223 Tremont street, city.....	1,667
Metropolitan Theater.....	252-272 Tremont street, city.....	4,533
Morton Theater.....	1163 Blue Hill avenue, Dorchester.....	1,961
National Theater.....	535 Tremont street, city.....	3,106

## Theaters.— Concluded.

NAME.	Location.	Total Seating Capacity.
New Columbia.....	978-998 Washington street, city.....	1671
New Park Theater.....	617 Washington street, city.....	992
New Palace Theater.....	59 Scollay square, city.....	960
Orpheum.....	415 Washington street, city.....	3,021
Plymouth Theater.....	129 Stuart street, city.....	1,480
Repertory Theater.....	264 Huntington avenue, city.....	965
Rialto Theater.....	709 South street, Roslindale.....	735
Rivoli Theater.....	119 Dudley street, Roxbury.....	1,507
Scollay Square Olympia Theater,	56 Scollay square, city.....	2,640
Seville Theatre.....	246-270 Meridian street, East Boston....	1,716
Shawmut Theater.....	362 Blue Hill avenue, Roxbury.....	2,133
Shubert Theater.....	263-265 Tremont street, city.....	1,590
Shubert Lyric Theater.....	547 Washington street, city.....	2,093
South Boston Strand Theater....	710 East Broadway, South Boston.....	1,498
State Theater.....	205-207 Massachusetts avenue, city.....	3,519
Strand Theater.....	543 Columbia road Dorchester.....	1,872
The Strand Theater.....	177 Huntington avenue, city.....	1,017
Thompson Square Theater.....	179 Main street, Charlestown.....	990
Tremont Theater.....	176 Tremont street, city.....	1,534
Uptown Theater.....	235-243 Huntington avenue, city.....	1,668
Warren Theater.....	270-272 Warren street, Roxbury.....	1,328
Washington Street Olympia Theater.	656-658 Washington street, city.....	1,973
Wilbur Theater.....	244-248 Tremont street, city.....	1,227

Total number of theaters, 58.

## Moving Picture Houses, Location and Seating Capacity, Examined Monthly.

NAME.	Location.	Total Seating Capacity.
Andersen's Theater Hall.....	512 River street, Mattapan.....	481
Apollo Theater Hall.....	1048-1050 Washington street, South End,	723
Ayer's Exeter Street Theater Hall,	26 Exeter street, Back Bay.....	1,056
Beacon Theater Hall.....	47-53 Tremont street, city.....	773
Congress Theater Hall.....	320 Broadway, South Boston.....	573
Criterion Theater Hall.....	1122-1124 Columbus avenue, Roxbury...	749



## Moving Picture Houses.— Concluded.

NAME.	Location.	Total Seating Capacity.
Day Square Theater Hall.....	284 Bennington street, East Boston.....	691
Dorchester Theater Hall.....	1524 Dorchester avenue, Dorchester.....	793
Everett Square Theater Hall.....	17-19 Fairmount avenue, Hyde Park....	799
Gem Theater Hall.....	52 Meridian street, East Boston.....	898
Hamilton Theater Hall.....	256 Bowdoin street, Dorchester.....	649
Hyde Park Theater Hall.....	1254 Hyde Park avenue, Hyde Park....	739
Ideal Theater Hall.....	530 Dudley street, Dorchester.....	694
Imperial Theater Hall.....	619 Broadway, South Boston.....	582
Lancaster Theater Hall.....	31-37 Lancaster street, 65-67 Causeway street, city.	1,309
Liberty Theater Hall.....	726 Blue Hill avenue, Dorchester.....	910
Magnet Theater Hall.....	301 Washington street, Dorchester.....	762
Modern Theater Hall.....	523-529 Washington street, city.....	754
New Cobb Theater Hall.....	1009 Washington street, South End.....	673
Orient Gardens Hall.....	985 Bennington street, East Boston.....	777
Puritan Theater Hall.....	1742 Washington street, South End.....	703
Rialto Theater Hall.....	50-54 Scollay square, city.....	321
Roxbury Theater Hall.....	2170 Washington street, Roxbury.....	662
Strand Theater Hall.....	21 Scollay square, city.....	345
Stuart Theater Hall.....	700 Washington street, city.....	425
Supreme Theater Hall.....	292 Centre street, Jamaica Plain.....	495
Washington Theater Hall.....	722 Washington street, city.....	748

Total number of moving picture houses, 27.

## Licensed Public Halls of a Capacity of 400 and Over.

NAME.	Location.	Total Seating Capacity.
Ambassador Palace.....	10 Berkeley street, city.....	1,568
Avalon Hall.....	235 Huntington avenue, city.....	700
Berkeley Hall.....	4 Berkeley street, city.....	501
Bloomfield Hall.....	1 Tonawanda street, Dorchester.....	480
Boston Arena Hall.....	St. Botolph street, Back Bay.....	10,096
Boston College Hall.....	James street, city.....	1,500
Boston Garden Hall.....	76-122 Causeway street, city.....	17,500 (+1,500 standees)
Boston Garden Exposition Hall..	160 Causeway street, city.....	3,500

## Licensed Public Halls of a Capacity of 400 and Over.—Continued.

NAME.	Location.	Total Seating Capacity.
Boston Y. W. C. A. Hall.....	140 Clarendon street, city.....	596
Braves Field.....	Gaffney street, Allston.....	41,500
Brunswick Hall.....	395 Blue Hill avenue, Roxbury.....	512
Butler Hall.....	1095 Tremont street, Roxbury.....	605
Casino Hall.....	133 Shawmut avenue, city.....	650
Catholic Union Hall.....	1682 Washington street, South End.....	401
Chipman Hall.....	70-82 Tremont street, city.....	473
Columbus Hall.....	198 Sumner street, East Boston.....	1,118
Convention Hall.....	46 St. Botolph street, Back Bay.....	971
Converse Hall.....	70-82 Tremont street, city.....	2,541
Copley-Plaza Ballroom Hall.....	Copley square, Back Bay.....	1,293
Copley-Plaza Swiss room.....	Copley square, Back Bay.....	422
Corinthian Hall.....	1651 Washington street, South End.....	555
Crystal Ballroom Hall.....	490 Commonwealth avenue, city.....	494
Dahlgren Hall (upper).....	307 E street, South Boston.....	599
Dahlgren Hall (lower).....	307 E street, South Boston.....	403
Dorchester Club Hall.....	26-28 Talbot avenue, Dorchester.....	487
Eliot Hall.....	23 Eliot street, Jamaica Plain.....	584
Elks Auditorium.....	275 Tremont street, city.....	2,072
Fenway Park.....	Jersey street, Back Bay.....	29,480
Ford Hall.....	15 Ashburton place, city.....	1,020
Francis G. Kane Post Hall.....	Parish street, Dorchester.....	402
Franklin Union Hall.....	41 Berkeley street, city.....	986
Gate of Heaven Hall.....	608 East Fourth street, South Boston....	784
George W. Brown Hall.....	294 Huntington avenue, city.....	736
German Educational Hall.....	194 Heath street, Roxbury.....	527
German Workingmen's Hall.....	22-26 Amory street, Jamaica Plain.....	819
Harvard Stadium.....	North Harvard street, Brighton.....	56,321
Hibernian Hall.....	184 Dudley street, Roxbury.....	881
Hibernian Hall.....	28 Union street, Charlestown.....	548
Highland Hall.....	1866 Centre street, West Roxbury.....	465
Historic Hall.....	1051 Washington street, South End.....	458
Horticultural Hall.....	300 Massachusetts avenue, Back Bay....	550
Hotel Hemenway Hall.....	91 Westland avenue, Back Bay.....	613
Hotel Somerset Ballroom Hall....	Commonwealth avenue and Charlesgate East, Back Bay.	973
Hotel Statler Ballroom.....	52 Providence street, city.....	1,893
Hotel Statler Georgian Room....	52 Providence street, city.....	691

## Licensed Public Halls of a Capacity of 400 and Over.—Continued.

NAME.	Location.	Total Seating Capacity.
Hotel Vendome Banquet Hall....	160 Commonwealth avenue, Back Bay...	427
Huntington Hall.....	491 Boylston street, Back Bay.....	977
Huntington Chambers Hall.....	30 Huntington avenue, Back Bay.....	433
Hyde Park Current Events Club Hall.	21 Central avenue, Hyde Park.....	748
Intercolonial Hall.....	214 Dudley street, Roxbury.....	834
Investigator Hall.....	9 Appleton street, city.....	439
Jacob Sleeper Hall.....	688 Boylston street, city.....	874
Jacob P. Bates Hall.....	316 Huntington avenue, Back Bay.....	429
Jamaica Strand Ballroom.....	658 Centre street Jamaica Plain.....	851
John Hancock Life Insurance Hall,	90 St. James avenue, city.....	1,067
Jordan Hall.....	294 Huntington avenue, Back Bay.....	1,269
Kingsley Hall.....	15 Ashburton place, city.....	506
Knights of Columbus Hall.....	44 High street, Charlestown.....	430
Liederkrantz Hall.....	46 Rockland street, West Roxbury.....	430
Lithuanian Cooperative Hall.....	24-26 Lincoln street Allston.....	528
Lorimer Hall.....	82 Tremont street, city.....	820
Mechanics Hall.....	111 Huntington avenue, Back Bay.....	7,229
Minot Hall.....	68½ Springfield street, South End.....	474
Music Box Hall.....	254 Huntington avenue, Back Bay.....	738
Music Hall.....	344 Meridian street, East Boston.....	738
O'Connell Hall.....	184 Dudley street, Roxbury.....	409
Odd Fellows Hall.....	22 North Beacon street, Brighton.....	310
Odd Fellows Hall.....	515 Tremont street, South End.....	745
Old Timers Club.....	1436 Dorchester avenue, Dorchester.....	500
Otisfield Grand Hall.....	17-19 Otisfield street, Roxbury.....	658
Paine Memorial Hall.....	9 Appleton street, city.....	612
Parish Hall.....	29 Arlington street, Brighton.....	668
Paul Revere Hall.....	111 Huntington avenue, Back Bay.....	689
Perkins Post Hall.....	540-544 East Broadway, South Boston...	680
Princess Ballroom.....	Commonwealth avenue and Charlesgate East, city.	466
Regent Manor Hall.....	646 Warren street, Roxbury.....	431
Repertory Hall.....	264 Huntington avenue, Back Bay.....	510
Robert Burns Hall.....	53 Berkeley street, city.....	861
Roddy Hall.....	56 Market street, Brighton.....	561
Ronan Memorial Hall.....	Bowdoin street, Dorchester.....	1,073
Rose Croix Hall.....	152 Dudley street, Roxbury.....	482

## Licensed Public Halls of a Capacity of 400 and Over.—Concluded.

NAME.	Location.	Total Seating Capacity.
Roseland Ballroom.....	75-83 Norway street, Back Bay.....	660
Ruggles Hall.....	5 Ruggles street, Roxbury.....	596
St. Alphonsus Hall.....	80 Smith street, Roxbury.....	1,134
St. Anthony's Hall.....	Holton street, corner Everett street, Allston.	1,346
St. Augustine's Hall.....	203-205 E street, South Boston.....	1,098
St. Catherine's Hall.....	13-25 Tufts street, Charlestown.....	500
St. Francis DeSales S. A. Hall...	228-254 Bunker Hill street, Charlestown,	907
St. Mary's Hall.....	34 Cooper street, city.....	812
St. Mary's Hall.....	737 Saratoga street, East Boston.....	568
St Paul's Parish Hall.....	8 Woodward Park street, Dorchester....	1,036
St. Thomas Hall.....	19 Jamaica street, Jamaica Plain.....	860
Sir Walter Scott Hall.....	11 Appleton street, city.....	408
State Theater Ballroom.....	17 Astor street, Back Bay.....	1,523
Steinert Hall.....	162 Boylston street, city.....	525
Strand Hall.....	177 Huntington avenue, Back Bay.....	495
Symphony Hall.....	Massachusetts avenue, corner Huntington avenue, Back Bay.	2,631
The Tent.....	263 Huntington avenue, Back Bay.....	1,185
Union Hall.....	48 Boylston street, city.....	483
Walpole Street Grounds.....	Walpole street, Roxbury.....	800
Warren Hall.....	337 Washington street, Brighton.....	515
Whiton Hall.....	38 Centre street, Dorchester.....	525
Winslow Hall.....	67 Warren street, Roxbury.....	464
Winter Garden Ballroom.....	15 City square, Charlestown.....	729

Total number, 104.

## Licensed Public Halls of a Seating Capacity of Less than 400.

NAME.	Location.	Total Seating Capacity.
American Hall.....	13 Otisfield street, Roxbury.....	399
Avery Penny Arcade Hall.....	6 and 8 Cambridge street, city.....	66
Arion Hall.....	367 East Eighth street, South Boston....	250
Baiker Hall.....	296½ Shawmut avenue, city.....	256
Bernice Hall.....	409 Broadway, South Boston.....	207
Brighthelmstone Hall.....	541 Cambridge street, Allston.....	347

Licensed Public Halls of a Seating Capacity of Less than 400.—  
Continued.

NAME.	Location.	Total Seating Capacity.
Byron Street Hall.....	6 Byron street, city.....	225
Columbus Club Hall.....	Pearl and Pleasant streets, Dorchester...	375
Dexter Hall.....	967 Washington street, city.....	333
Dudley Club Hall.....	23 Kenilworth street, Roxbury.....	275
Eastern Star Hall.....	203 Warren street, Roxbury.....	322
Elizabeth Peabody Gymnasium Hall.	357 Charles street, city.....	242
Ellis Memorial Hall.....	66 Berkeley street, city.....	383
Faelton Hall.....	330 Huntington avenue, Back Bay.....	143
Fairview Hall.....	41 Poplar street, Roslindale.....	170
Fidelia Hall.....	9 Rockland street, West Roxbury.....	307
Fitzedrick Bungalow Hall.....	155 Capen street, Dorchester.....	159
Florence Kelley's School of Danc- ing.	240 Huntington avenue, Back Bay.....	300
Foresters Association Hall.....	16 River street, Dorchester.....	108
Grand Army Hall.....	87-91 Park street, Dorchester.....	258
Hazel Boone School of Dancing..	175 Massachusetts avenue, Back Bay....	342
Hotel Buckminster Hall.....	645 Beacon street, Back Bay.....	238
Hotel Mayflower Hall.....	1138 Boylston street, Back Bay.....	193
Hotel Victoria Hall.....	271 Dartmouth street, Back Bay.....	184
Howard Temple Hall.....	66 Main street, Charlestown.....	345
Irving W. Adams Post Hall.....	117 and 119 Belgrade avenue, Roslindale,	261
J. Edward Murray Memorial Hall,	129 South street, Jamacia Plain.....	185
Jacqueminot Hall.....	136 Hancock street, Dorchester.....	223
Jamaica Plain Neighborhood House Hall	276 Amory street, Jamaica Plain.....	308
James F. Mahoney Post Hall....	14 Elmwood street, Roxbury.....	323
John Boyle O'Reilly Hall.....	184 Dudley street, Roxbury.....	266
John J. Williams Hall.....	Murray Hill road, Roslindale.....	177
Knights of Columbus Hall.....	37 Everett street, Hyde Park.....	343
Kosciusko Polish Hall.....	2595 Washington street, Roxbury.....	86
Legion Hall.....	1036 Bennington street, East Boston....	277
Liberty Hall.....	5 Ruggles street, Roxbury.....	386
Lincoln Hall Gymnasium.....	70 Emerald street, South End.....	399
Lincoln Hall (lower).....	70 Emerald street, South End.....	264
Lindy Hall.....	20 Conant street, Roxbury.....	220
Lithgow Hall.....	618 Washington street, Dorchester.....	257
Longfellow Hall.....	214 Dudley street, Roxbury.....	280

Licensed Public Halls of a Seating Capacity of Less than 400.—  
Concluded.

NAME.	Location.	Total Seating Capacity.
Loomis Hall.....	93 Massachusetts avenue, South End....	175
Lotus Bungalow Hall.....	52 Babson street, Dorchester.....	174
L'Ouverture Hall.....	1065 Tremont street, Roxbury.....	315
Mattapan Legion Hall.....	107 Babson street, Mattapan.....	328
Mayflower Commodores Hall....	200 Huntington avenue, Back Bay.....	395
Meridian Hall.....	163 Meridian street, East Boston.....	366
New Oakland Hall.....	670 Cummins Highway, Roslindale.....	246
Norfolk Hall.....	328 Washington street, Dorchester.....	325
North Bennet Street School Hall,	89 North Bennet street, city.....	310
Oak Square Bungalow Hall.....	3 Bigelow street, Brighton.....	160
Obert's Bungalow Hall.....	603 River street, Mattapan.....	190
Odd Fellows Hall.....	41 River street, Mattapan.....	294
Orient Heights Yacht Club Hall,	61 Bayswater street, East Boston.....	125
Palace Penny Arcade Hall.....	35 Scollay square, city.....	60
Pilgrim Hall.....	14 Beacon street, city.....	320
Putnam Hall.....	1165 Tremont street, Roxbury.....	375
Richards Hall.....	30 Huntington avenue.....	350
Sacco Dancing Hall.....	230 Meridian street, East Boston.....	336
St. Andrew's Community Hall...	16 Wachusett street, West Roxbury....	250
St. Omer Hall.....	37 Broadway, South Boston.....	199
St. Peter's Parish Hall.....	492 East Seventh street, South Boston...	348
St. Rose Hall.....	17 Worcester street.....	206
Seaverns Hall.....	672 Centre street, Jamaica Plain.....	239
Temple Hall.....	521 Cambridge street, Allston.....	244
The Studio Hall.....	136 Massachusetts avenue, Back Bay....	312
Twentieth Century Club Hall....	3-4 Joy street, city.....	394
Twentieth Century Billiard Hall..	63 Summer street, city.....	224
United Ballroom.....	1031 Washington street, city.....	200
Webb Building Hall.....	27 Poplar street, Roslindale.....	252
Wells Memorial Hall.....	987 Washington street, city.....	397
West End Credit Hall.....	62 Chambers street, city.....	237
Wolcott Hall.....	31 Central square, East Boston.....	267

Total number, 73.

## EGRESS.

Requisitions . . . . .	366
Letters sent . . . . .	387
Letters received . . . . .	476
Provided for:	
Families . . . . .	670
Persons . . . . .	5,479
First-class buildings . . . . .	2
Second-class buildings . . . . .	351
Third-class buildings . . . . .	9
Cost . . . . .	\$51,712

## PLANS.

Total number of plans and applications examined and approved . . . . .	5,567
Total number of plans and applications examined and not approved . . . . .	1,994
Grand total of examinations . . . . .	<u>7,561</u>

NOTE.—Included in the above are the plans and applications other than first, second and third class, *i. e.*, steel structures, also on marquees, signs, steel details, fire escapes and stair details, shop drawings, ovens, furnaces, boilers and engines.

## ELEVATOR INSTALLATIONS.

Passenger:	
Electric . . . . .	126
Hydraulic . . . . .	1
Hand . . . . .	0
Total . . . . .	<u>127</u>
Freight:	
Electric . . . . .	50
Hydraulic . . . . .	4
Hand . . . . .	4
Total . . . . .	<u>58</u>
Dumb-waiters:	
Electric . . . . .	57
Hydraulic . . . . .	36
Hand . . . . .	25
Total . . . . .	<u>118</u>
Grand total . . . . .	<u>303</u>

## ELEVATORS ABOLISHED.

Passenger:										
Electric	.	.	.	.	.	.	.	.	.	14
Hydraulic	.	.	.	.	.	.	.	.	.	9
Steam	.	.	.	.	.	.	.	.	.	2
										<hr/>
Total	.	.	.	.	.	.	.	.	.	25
Freight:										
Electric	.	.	.	.	.	.	.	.	.	18
Hydraulic	.	.	.	.	.	.	.	.	.	4
Hand	.	.	.	.	.	.	.	.	.	0
Steam	.	.	.	.	.	.	.	.	.	8
										<hr/>
Total	.	.	.	.	.	.	.	.	.	30
Dumb-waiter	.	.	.	.	.	.	.	.	.	0
										<hr/>
Grand total	.	.	.	.	.	.	.	.	.	55

## ELEVATORS IN OPERATION (DECEMBER 31, 1929).

Passenger	.	.	.	.	.	.	.	.	.	4,480
Freight	.	.	.	.	.	.	.	.	.	5,583
Dumb-waiter	.	.	.	.	.	.	.	.	.	1,699
Hand hoist and freight	.	.	.	.	.	.	.	.	.	905
										<hr/>
Total elevators in city	.	.	.	.	.	.	.	.	.	12,667

## ELEVATOR EXAMINATIONS.

General examinations	.	.	.	.	.	.	.	.	.	4,602
Accident examinations	.	.	.	.	.	.	.	.	.	67
Special (complaints filed)	.	.	.	.	.	.	.	.	.	1,577
Letters received and examinations made thereon	.	.	.	.	.	.	.	.	.	249
Elevators tested (safety devices)	.	.	.	.	.	.	.	.	.	2,965
(Failed on test, 112 — 3.7%)										
Examinations on alterations	.	.	.	.	.	.	.	.	.	1,402
Examinations on new elevators	.	.	.	.	.	.	.	.	.	1,213
										<hr/>
Total	.	.	.	.	.	.	.	.	.	12,075
Complaints made on 1,577 elevators. (See above.)	.	.	.	.	.	.	.	.	.	983
Complaints closed	.	.	.	.	.	.	.	.	.	939
Complaints outstanding	.	.	.	.	.	.	.	.	.	246

## NIGHT TESTS MADE ON ELEVATORS.

Number of nights	.	.	88	Number of elevators,	163
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NOTE.— In 1929 safety devices with governors attached thereto were installed underneath 71 elevators.



# LICENSES ISSUED TO OPERATE ELEVATORS FOR THE YEAR 1929.

	PASSENGER.			FREIGHT.	
	Male.	Female.	Total.	Male.	Grand Total.
New licenses. ....	1,366	272	1,638	134	1,772
Renewals. ....	3,015	699	3,714	287	4,001
Totals. ....	4,381	971	5,352	421	5,773

## LICENSES REFUSED AND APPLICATIONS ABANDONED.

	Under 18 Years of Age.	Inexperi- enced.	Total.	Applications Abandoned.
Passenger. ....	11	19	30	34
Freight. ....		1	1	
Totals. ....	11	20	31	34

The following is a list of the fees established for permits and licenses:

### PERMITS.

#### *Construction:*

First class, second class, third class, special class, alterations, additions, repairs, etc., \$1 per \$1,000 of cost; minimum, \$1; maximum, \$1,000.

Amendments of plans, \$1 per \$1,000 of cost if in excess of \$1,000; no fee if \$1,000 or less.

Special foundations, \$5 (to permit beginning of work in anticipation of formal permit).

Board of Appeal, \$10 (appeals from refusal of Building Commissioner to grant permit).

#### *Plumbing:*

Original installations, \$5; subsequent additions, repairs or replacement, \$1.

#### *Gasfitting:*

Original installations, \$1; subsequent additions, repairs or replacement, 25 cents.

#### *Heating, etc.:*

Boilers, furnaces, ovens, engines, dynamos, etc., \$1.

#### *Elevators:*

New installations, \$5; alterations, repairs, \$1; dumb-waiters, \$1.

*Miscellaneous:*

Fire escapes, connecting balconies, etc., \$1; take-downs, \$1; steam shovel excavations, where required, \$1; signs, projections, marquees, roof signs, \$1 per \$1,000 of cost; automatic sprinklers, \$1 per \$1,000 of cost; safety test on elevators at night, \$10 per each set of four elevators or less in one building.

## LICENSES.

*Builders, in charge or control of construction:*

Original, \$5 (issued by Board of Examiners); annual renewal, \$2.

*Elevator operators:*

Original, \$1; annual renewal, 50 cents; duplicate, 50 cents; "Out-of-Town," 50 cents (when applicant has already been licensed in other city or town).

*Gas fitters:*

Master, \$2 (permanent license; no renewals; no charge for duplicate certificate; journeymen, 50 cents.

## FIRE PROTECTION EQUIPMENT.

Applications approved . . . . .	184
Applications not approved . . . . .	2
Plans examined . . . . .	434
Revision of plans required . . . . .	14
Abandoned . . . . .	3

## CLASS AND TYPE OF BUILDINGS EQUIPPED.

Buildings (first-class) . . . . .	57
Buildings (second-class) . . . . .	71
Buildings (third-class) . . . . .	10
Estimated cost, \$290,659.*	

## EXAMINATIONS, ETC.

Examinations on sprinklers . . . . .	2,018
Examinations on standpipes . . . . .	347
Tests . . . . .	318

## BUILDINGS PROTECTED.

Tenement houses . . . . .	18
Mercantile . . . . .	80
Garages . . . . .	8
Theaters . . . . .	3
Hospitals . . . . .	9
Hangars . . . . .	2
All others . . . . .	12

\* This amount does not include the cost of city supplies which are laid by the city at cost and are a part of the sprinkler system.

## BUILDING DEPARTMENT.

39

Number of fires in sprinklered buildings . . . . .	224
Fires controlled before sprinklers operated . . . . .	49
Fires controlled by one sprinkler . . . . .	93
Fires controlled by two sprinklers . . . . .	36
Fires controlled by more than two sprinklers . . . . .	45

## DILAPIDATED BUILDINGS.

Number taken down . . . . .	178
Estimated cost . . . . .	\$47,081
Number repaired . . . . .	125
Estimated cost . . . . .	\$103,200
Total cost to City of Boston . . . . .	\$6,356.48
Number of inspections . . . . .	1,925
Number of reports . . . . .	350

## ZONING.

Applications received for new buildings and alterations and zoned according to districts, approved . . . . .	4,724	
Not approved . . . . .	413	
	—	5,137
Applications forwarded from Board of Street Commissioners for garage and gasoline licenses to be zoned before action taken by that Board, approved . . . . .	1,523	
Not approved . . . . .	197	
	—	1,720
Applications for signs in the City of Boston as forwarded by Department of Public Works, Division of Highways, inspector of outdoor advertising, State House, approved . . . . .	1,374	
Not approved . . . . .	36	
	—	1,410
Consultations with architects, engineers, lawyers and citizens relative to law . . . . .		6,500
Applications refused and appeal taken to Board of Appeal * . . . . .	127	
Appeals pending January 1, 1929 . . . . .	6	
	—	133
Complaints received and acted on by inspector . . . . .		89

## BUILDING ACCIDENTS.

Eighteen accidents occurred in, to, or upon buildings in which thirty-two persons were injured, of whom ten died.

\* NOTE.—Of which 68 were granted, 35 dismissed, 6 withdrawn, 8 pending and 16 abandoned.

## FIRE ACCIDENTS.

Four fires occurred which caused the death of seven persons.

## Gas Asphyxiations, 1929.

CAUSE.	Number of Cases.	Number of Persons Affected.	Fatal.	Not Fatal.
Defective equipments:				
Piping or fittings.....				
Lights.....				
Heating apparatus.....				
Tubing.....	2	2	1	1
Carelessness:				
Key accidentally opened.....	15	16	9	7
Hose detached.....	1	1		1
Independent fitting:				
Cocks too close together.....	1	1	1	
Fire or explosion.....	3	4		4
Other causes.....	4	8	7	1
Totals.....	26	32	18	14
Suicides or attempt at suicide.....	40	43	28	15
Street leaks.....	2	5		5
Not a gas case.....	1			
Grand total of causes investigated...	69	80	46	34

## Elevator Accidents, 1929.

KIND OF ELEVATOR.	Number of Accidents.	Number of Persons Injured.	RESULTS.	
			Fatal.	Not Fatal.
Passenger.....	28	98	1	97
Freight.....	35	36	7	29
Combination.....	1	1		1
Escalator.....	1	1		1
Dumb-waiter.....	2	2	1	1
Contractors' hoists.....	2	2	1	1
Ash hoists.....				
Totals.....	69	140	10	130

No passenger was killed by an elevator in charge of a licensed operator.

NEW LEGISLATION AFFECTING THE CON-  
STRUCTION, ALTERATION AND MAINTENANCE OF BUILDINGS IN THE CITY OF  
BOSTON AND THE SECURITY OF LIFE  
THEREIN.

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*Chapter 42, Acts of 1927.*—Relative to Metal Covered Steel Frame Buildings.

*Chapter 82, Acts of 1927.*—Motion Picture Machines in Churches, Schoolhouses, etc.

*Chapter 220, Acts of 1927.*—Amendments to Zoning Law, viz., chapter 488 of 1924.

*Chapter 246, Acts of 1927.*—Deed Restrictions in Back Bay District Imposed by Commonwealth.

*Chapter 342, Acts of 1927.*—Tenement House Yard Space on Northerly Side of Beacon Street.

*Chapter 70, Acts of 1928.*—Exemptions of Public Service Corporations from Zoning Law.

*Chapter 76, Acts of 1928.*—Plumbing Licenses.

*Chapter 137, Acts of 1928.*—Height of Buildings (Pyramidal Buildings).

*Chapter 319, Acts of 1928.*—Regulating Parking of Vehicles Near Apartment Houses.

*Chapter 88, Acts of 1929.*—Zoning Act, amendment to.

*Chapter 388, Acts of 1929.*—Height of Buildings on St. James Avenue.

## MASSACHUSETTS SUPREME JUDICIAL COURT DECISIONS.

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Marcus *v.* Commissioner of Public Safety. Suffolk. March 1, 1926. Certiorari. Zoning Law. Permit to Erect Garage. Commissioner of Public Safety has jurisdiction to entertain appeal from Decision of Fire Marshal.

Norcross *et al.* *v.* Board of Appeal of the Building Department of the City of Boston. Suffolk. March 2, 1926. Certiorari. Petition to Review Action of Defendant in Annulling Refusal of Building Commissioner of Boston to Grant a Permit to Erect a Building Exceeding Eighty Feet in Height. Plaintiff claimed a Violation of the Zoning Law. Respondent contended that the District was Abrogated by a Later Statute. Record while not Overpoweringly Convincing cannot be Pronounced Erroneous as Matter of Law. Petition Dismissed.

Bradley *et al.* *v.* Board of Zoning Adjustment. Suffolk. March 2, 1926. Certiorari. Constitutionality of Zoning Statute in Respect to Appointment of Board and its Power to Change Boundaries of Districts established by Legislature. Failure to give Notice of Hearing in Accordance with Statutes. Vote of Board Changing Boundaries and Zoning Map Invalid Because Statement of Reasons Required by Statute Not Given. Writ to issue.

Stuart *v.* Alpert is the plaintiff's appeal from a decree dismissing a bill in equity brought to enforce a building restriction. The parties owned premises on Massachusetts avenue, Boston, within a short distance of each other. The plaintiff acquired her title by mesne conveyance from the City of Boston, and the defendant acquired his title by mesne conveyance from the Boston Water Power Company. The plaintiff based her cause of action on an agreement between the Commonwealth of Massachusetts, the Boston Water Power Company and the City of Boston in regard to the development of certain land in the Back Bay. The plaintiff's chain of

title showed a restriction requiring building to be set back a certain distance from the street, and the defendant's deed contained a similar restriction. Prior to the bringing of this action the defendant started erection of an addition to his house within the restricted area. Held that the findings of fact disclose no common title and no basis for an inference that the restriction in the deed of the defendant's predecessor in title was inserted for the benefit of the estate owned by the plaintiff. As the plaintiff had no right to enforce the restriction in the defendant's deed the bill was properly dismissed. Mass. Supreme Court.

*Wood et al. v. Building Commissioner of the City of Boston.* Suffolk. May 29, 1926.

*Bancroft et al. v. Building Commissioner of Boston.* Suffolk. September 18, 1926.

*Seigemund v. Building Commissioner.* Suffolk. May 20, 1927.

*Landers v. Brooks et al., Trustees.* Tenant Injured Descending Fire Escape. Middlesex. November 29, 1926.

*O'Brien v. Turner.* Zoning. Norfolk. February 27, 1926.

*Hammond v. Board of Appeal.* Springfield. Zoning. Hampden. November 23, 1925.

*Vorenberg v. Bunnell et al.* Garage. State Restrictions. Suffolk. November 11, 1926.

*Siegemund v. Building Commissioner, City of Boston.* Suffolk. April 3, 1928. Zoning laws are binding upon all.

In dealing with real estate, all who are interested are required to take notice of zoning laws.

*Building Commissioner, Town of Brookline v. McManus.* Norfolk. April 5, 1928. Zoning law. Plaintiff not barred in action, because he first made a criminal complaint against defendant.

*Godfrey v. Building Commissioner, City of Boston.* Suffolk. May 28, 1928. Mandamus. Petition to compel respondent to refuse to grant a building permit.

*Inspector of Buildings, Falmouth v. General Outdoor Advertising Company.* Barnstable. June 8, 1928.

Bill to compel removal of bill board.

*Erickson et al., Trustees v. Ames et al., Trustees.* Suffolk. September 22, 1928.

*McLaughlin v. Eldredge et al.* Equity — Real Estate — Restriction. Changed Character of Residen-

tial Street. Plaintiff not entitled to decree — dwelling houses and buildings appurtenant thereto. Suffolk. March 2, 1929.

McDonald *et al.* v. Board of Street Commissioners, City of Boston. Bills to enjoin Street Commissioners of Boston from discontinuing Tamworth Street. Suffolk. July 19, 1929.

Bennett v. Board of Appeal City of Cambridge. Certiorari — Zoning Ordinance — Board of Appeal — Order to vary ordinance. Defective record. Middlesex. September 13, 1929.



## ANNUAL REPORT OF THE BOARD OF APPEAL.

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BOSTON, February 1, 1930.

HON. JAMES M. CURLEY,  
*Mayor of Boston.*

DEAR SIR, — In accordance with the provisions of section 8, chapter 550, Acts of 1907 as amended, we submit here with a summary of the decisions of the Board of Appeal rendered during the period between January 1, to December 31, 1929.

The reappointment of James H. Fitzpatrick as a member of the Board for a five-year term ending April 30, 1934 and his election as chairman has made possible that continuity of effort which has been found distinctly advantageous in the past.

The Board regretted the resignation of John D. Marks as a member of the Board. Mr. Marks resigned upon becoming Election Commissioner of the City of Boston. The Board accepted with regret the resignation of Walter S. Gerry as chairman.

The Board reorganized and elected James H. Fitzpatrick as chairman and W. Franklin Burnham as secretary.

During the past year, eight decisions of the Board were brought to the supreme judicial court for a writ of *certiorari*; two appeals were *in re* building law and the remaining six were *in re* zoning law. The Court sustained three appeals and dismissed another; the remaining four are still pending.

The Board recommends that section 19, chapter 488, Acts of 1924 have the same provision that section 129, paragraph 2 of chapter 550, Acts of 1907 has to indemnify and save harmless the person or persons in whose favor a decision of the Board has been rendered, to wit:

“The person applying for the writ of *certiorari* shall file a bond with sufficient surety, to be approved by the court, for such sum as shall be fixed by the court, to indemnify and save harmless the person or persons in whose favor the decision was rendered from all damages and costs which they may sustain in case the decision of said board is affirmed.

In case the decision of the Board is affirmed the court, on motion, shall assess damages, and execution shall issue therefor."

Respectfully submitted,

BOARD OF APPEAL,  
by W. FRANKLIN BURNHAM,  
Secretary.

The following is a statistical summary of the work of this department for the year 1929:

*In re* Building Law — chapter 550, Acts of 1907, as amended:

Appeals received . . . . .	83
Appeals sustained . . . . .	50
Appeals sustained with proviso . . . . .	26
Appeals dismissed . . . . .	7
Appeal withdrawn . . . . .	1
Appeal decisions rendered . . . . .	83

*In re* Zoning Law — chapter 488, Acts of 1924, as amended:

Appeals received . . . . .	110
Appeals sustained . . . . .	66
Appeals sustained with proviso . . . . .	7
Appeals dismissed . . . . .	33
Appeals withdrawn . . . . .	6
Appeals pending . . . . .	2
Appeal decisions rendered . . . . .	106

*In re* Building Law — chapter 550, Acts of 1907, as amended:

*Violation of the Elevator-Escalator Regulations.*— Increase in speed per minute from 600 degrees (as permitted under the act) to 700 degrees per minute. There were two appeals where the appellant, having taken advantage of the new law permitting buildings to be erected to a height over 155 feet providing same remained within the buildable cube, desired to increase the speed limit on the elevators in order to operate the latter effectively. The Board heard testimony from elevator experts as to the unqualified safety of the proposed increase in speed, its effective operation in other cities throughout the United States, and the impossibility of operating an elevator successfully in a building of the proposed height at the speed limit

allowed under the Act. The Board believed the appeals to be cases not contemplated by the Act although covered by it and sustained same. There was also an appeal from an order to install an interlock car gate on landing door side of car; the elevator had been in use for over twenty-five years and there had never been an accident on same. The Board was of the opinion that it would be a manifest injustice to compel the appellant to conform strictly to the letter of the law in this particular instance and sustained the appeal. In another instance, the appellant desired to use a hinge hatch cover instead of vertical lifting hatch on sidewalk opening. The sidewalk elevator was located in a busy thoroughfare and the method as proposed by the appellant was less hazardous than the legal hatch cover for it created less congestion on the sidewalk, less interference with and greater safety to pedestrians. The Board believed that this was a case not contemplated by the Act although covered by it and sustained the appeal.

*Violation of Sections 9, 13 and 40.*— *In re* alterations to buildings of third-class construction; five appeals were *in re* conversion of two family houses into three-family houses due to the change in living conditions, there being no longer a demand for nine-room apartments; six appeals *in re* increasing area of wooden buildings to provide a porch, better sanitary conditions, etc.; four appeals were *in re* permitting wooden buildings within 5 feet of the lot line so that the appellant might keep proposed new extension on line with existing line of house that was erected at a time when the law allowed buildings to be erected within 3 feet of the lot line. In view of the character of the proposed alteration as expressed by the appellant in each instance, the Board was of the opinion that the spirit of the law was maintained and believed that it would be a manifest injustice to refuse the appellant a permit and sustained the appeals as set forth in full in decisions on file.

*Violation of Section 13.*— Moving building in the fire limits. There were four appeals where the appellant desired to move the building due to the fact that the premises on which the building stood was to be used for other purposes. In each instance, the Board viewed the premises and came to the conclusion that same came within the spirit of the law and that it was a

manifest injustice to refuse the appellant a permit. The Board sustained the appeals as set forth in full in decisions on file.

*Violation of Section 17.*—Increasing height over 75 feet: first floor should be of first-class construction. There were three appeals where the buildings in question were of second-class construction and had been erected over twenty-five years; the appellant desired to add a few rooms on top of the existing building to be occupied as a drafting room; in the other two instances the appellant wanted to bring his building on a level with the adjoining buildings and desired to be relieved of complying with the letter of the law, maintaining that the proposed alteration complied with the spirit of the act. Having heard all the evidence presented at the hearing, the Board concurred with the appellant in each instance and was of the opinion that it was a manifest injustice to refuse the appellant a permit and sustained each appeal.

*Violation of Section 17.*—Building exceeds 3,500 square feet in area: first floor and basement stories required to be of first-class construction. It appeared at the hearing that the appellant proposed to wire-lath and cement plaster the entire building throughout in lieu of putting in a first floor and basement of first-class construction. Were the appellant in a residential zone permitting buildings to be erected to a height of 65 feet and five stories in height (instead of a zone permitting a height of 40 feet) he could erect the proposed building legally and not have as fireproof a building as the one in question. The Board was of the opinion that the appellant had complied with the spirit of the law and that it was a manifest injustice to refuse the appellant a permit and sustained the appeal with the proviso, "that the building in question be metal wire-lathed and cement plastered throughout and provided with metal-covered doors." There were nine similar cases all of which are on file in this office.

*Violation of Section 17.*—Building exceeds 5,000 square feet in area. The appellant desired to erect an apartment house of second-class construction, three stories high; the lot was very deep and of peculiar shape presenting certain difficulties in the planning of the building so as to comply with the letter of the law in regard to area covered and at the same time plan the building advantageously. The Board found that the excess of area was comparatively small — it being only

10 per cent of the 5,000 square feet — and was caused not so much by the number of apartments in the building but by the size of the rooms, which are much larger than are usually provided in apartments of this class thus creating much better living conditions and that in its (the Board's) opinion no hazard would be incurred on this account and the spirit of the law is maintained. The Board believed that if the following provisos were carried out that it would be a manifest injustice to refuse the appellant a permit. The Board sustained the appeal with the proviso, "that the building in question be metal wire-lathed and covered with three coats of cement plaster throughout; that the front stairs, stairway and its enclosure be of fireproof construction; that the rear stairs be of semifireproof construction; that a metal-covered, self-closing door be provided at the foot of the stairs leading to the basement; that the elevators be enclosed in fireproof construction; that all doors leading from the apartments into the corridors be metal-covered, self-closing doors." There were five similar cases all of which are on file.

*Violation of Section 18.*— Building exceeds two and one half times the effective width of the street. There were four appeals for relief from a strict interpretation of section 18. In two instances, the appellant desired to be allowed to be relieved of setting back his building at the last story about ten feet for a distance of about seventeen feet; in the other two instances, the appellant desired to be permitted to extend the building down the narrower street taking the effective width of the wider street so as to have the building set back at a uniform height on all streets of 125 feet and not have the building set back on the narrower street at a height of about 25 feet difference than the wider street thus making an unsightly job in the building, spoiling the facade and serving no useful purpose. In the opinion of the Board in the four instances, the appellant has complied with the spirit of the law and the restrictions for the benefit for light and air have been substantially observed, and these were four cases not contemplated by the Act although covered by it and sustained the appeals.

*Violation of Sections 20, 23 and 32.*—Erection of temporary steel buildings. The appellant desired to erect a temporary steel building on leased land. In view of the fact that the appellant could be ordered to vacate at a thirty days' notice, the Board was of the

opinion that it would be a manifest injustice to compel the appellant to erect a more permanent form of construction, viz., a second-class building. There were four of these cases and the Board sustained them with the proviso, "that same be removed at the expiration of a certain date," — the dates varying from one to two years according to the needs of the appellant in each instance. In three other appeals, the appellant desired to erect a dining car on a large open lot. The Board viewed the premises and believed that the proposed car was not objectionable in the proposed location (the car itself being of a high type of mechanical efficiency), and it believed that it would be a manifest injustice to refuse the appellant a permit and sustained the appeals with the proviso above enumerated.

*Violation of Tenement House Laws.*— Converting three-family house into five family. There were three cases where the appellant appealed to convert a three-family house of nine-room apartments into smaller apartments of three or four rooms each due to the fact that it was impossible to rent the flats because of their size. There was to be no structural changes except the providing of more exits and the appellant desired of being relieved of tearing down existing partitions around the staircases in order to brick-nogg, wire-lath and plaster same. In view of the fact that the building, when altered, was to be occupied by only one half as many people, the Board realized that the demolishing of these partitions was a hardship and it was of the opinion that it would be a manifest injustice to refuse the appellant a permit. Therefore, with the proviso, "that the back stairs leading to the basement be entirely enclosed in a fireproof partition and be provided further with a metal-covered, self-closing door, the Board sustained the appeals in each instance."

*Violation of Section 47.*— Omitting brick-nogging in the stairways: The structures in question were three three-story apartment houses of second-class construction; the appellant desired to omit the brick-nogging around the stairways and in its stead to wire-lath and cover with three coats of cement plaster the entire building, including all ceilings carrying the metal lath and plaster behind all woodwork to the underfloors; in addition, he proposed to provide rear balconies from the suites. In the opinion of the Board, the protection afforded by the method proposed by the appellant was

preferable to that required by the act, and while a technical violation of the letter of the law exists the spirit of the law is thoroughly maintained. Therefore, the Board believed that it would be a manifest injustice to refuse the appellant a permit and sustained the three appeals with the proviso "that the doors leading from the suites on to the corridors be metal-covered, self-closing doors and that there be provided a metal-covered, self-closing door at the stairway leading to the basement."

*Violation of Section 55.*—Rear yard required on corner lot: It appeared that part of the rear wall of the building is a blank wall on the lot line with a court 10 feet by 19 feet 6 inches facing the blank wall of the adjoining property which has a similar court; the only rooms facing on the proposed court are bathrooms. Approximately 60 per cent of the lot is covered by the building and the proposed arrangement provides more outside rooms and better light and air than if the appellant complied with the spirit of the law. There were four similar cases to the above one with the exception in two of the cases the lots were narrow and on a corner of two streets. There was a deed restriction set-back of 20 feet from one street and 5 feet from the other street. In view of the circumstances peculiar to each of these five appeals, the Board was of the opinion that it would be a manifest injustice to refuse the appellant a permit and sustained the appeal.

*Violation of Section 43.*—There were approximately four cases where the question was in regard to sufficient egress: The buildings in question were apartment houses of a high type and under the surveillance of a janitor at all times. The egress in each instance was excellent: there being two stairways enclosed in fire-proof walls with fire doors, and an elevator to serve the needs of the occupants. The Board is of the opinion that the law had in mind the old-fashioned type of tenement house and did not have in mind the proposed high type of building in question, and that the appellant had complied with the spirit of the law in each instance. The Board, therefore, believed that it would be a manifest injustice to refuse the appellant a permit and sustained the appeal in each of the aforesaid instances.

There were seven cases in which the Board, having heard the appellant, and in many instances having examined the premises, concurred with the Building

Commissioner in his refusal and dismissed the appeals as set forth in decisions on file.

*Miscellaneous.*— The remaining cases were appeals in regard to technical questions as to the meaning of the law, where the appellant had complied with the spirit of same although not the letter, or where it was a case not contemplated by the act although covered by it. A few typical cases are as follows:

Permission to light stair halls by means of permanent artificial light of eight or ten-story buildings due to the fact that the skylight as required by the act would only filter light through to the last four stories and the remaining stair halls would be dark; permission to omit grading in rear of building as same would be impractical and serve no useful purpose; permission to convert a building of the third-class construction into a hospital — Section 9, chapter 550, Acts of 1907 and Special Acts of 1919, permitting buildings of third-class to be used as hospital conflicting; conversion of two buildings of second-class construction into one, thus increasing area — building was to be used by a high grade club and the appellant proposed to put metal doors in openings between the two buildings: omission of enclosure of staircase in store from basement to second story as there were already more means of egress than that required by the Act; omission of automatic fire sprinklers in storage building as, in the opinion of the Board, structure was not really a storage building due to the fact that it housed vegetables, etc., and there was some one constantly employed on every floor; thickness of walls on small addition to be used as a recreation room for the employees of a bank on top of existing structure to be of 8 inch instead of 12 inch bearing walls. In view of the peculiar circumstances in connection with each particular case as expressed by the appellant at the hearing, the Board was of the opinion that it was a case not contemplated by the Act although covered by it and sustained the appeals as set forth in full in decisions on file in this office.

IN RE ZONING LAW, CHAPTER 488, ACTS OF 1924, AS  
AMENDED.

*Violation of Section 4.*— Conversion of premises into commercial uses in district zoned for residential purposes. There were thirteen appeals sustained. One appeal was to be permitted to extend existing use of



premises to adjoining lot to permit monumental display and a new office; same was necessitated on account of the city making a "taking by right of eminent domain" of a portion of the appellant's lot upon which legally was conducted his business. A second appeal was made to permit subscriptions for tickets, in connection with a religious organization's entertainments, dances, etc., to be accepted at the door. A third appeal was to permit the basement of a dwelling house to be occupied as a public dining-room. (A letter from all the property owners accompanied the appeal requesting that the appellant be permitted to continue existing dining room.) A fourth appeal was made to permit an existing freight yard to be used for a coal business (the lessee having been put out of an existing freight yard to permit the Rapid Transit System of the City of Boston to be extended to Mattapan). A fifth appeal was made to permit the wholesale distribution of ice cream, the appellant having the right to manufacture the ice cream and candy as long as it sold same on the premises. The remaining eight appeals were made to permit stores. The character of the neighborhood in each instance was a purely commercial one. The Board viewed the premises in each instance and found that the lot in question was entirely unsuited for residential purposes and for that purpose it had completely lost its value. In each specific case, the Board was of the opinion that this was an instance wherein a strict enforcement of the act worked an unnecessary hardship upon the appellant and wherein desirable relief might be granted without substantially derogating from the intent and purpose of the act and therefore sustained the appeal. There were twenty-three other appeals requesting either a filling station, theater, funeral home or stores in a residential district. In these cases, however, the Board, after viewing each locus in question, concurred with the Building Commissioner in his refusal and dismissed the appeals.

*Violation of Sections 11 and 12.*—Yards and courts less than legal area; also Section 16, garages in side yards: There were twenty-three appeals for a variation of the Zoning Law to permit the appellant to erect a garage or a piazza. In some instances, the garages were legally in rear yard, but a small percentage would extend into the side yard. The appellants were handicapped insofar that the lots had been owned by them for

several years previous to the passage of the Zoning Law and dwellings had already been built upon them. In other instances the rear yard had been established in accord with the law at the time the dwellings were erected, but the side yards were more ample than the rear yards and the appellant petitioned to erect garages in the side yards instead of the rear yard. In the cases where the piazzas extended into rear or side yards (the piazzas being open appurtenances), the Board was of the opinion that living conditions were improved and there was ample light and air surrounding the structures and the spirit of the law was maintained. There were twelve appeals more where the appellant petitioned for relief to reduce the depth of the rear yard; the area of the lot was such that if the appellant had to comply with the law as to rear yard it would be impossible to erect the structure in question. The variation asked for was from 1 foot to 6 feet. The Board, having viewed the premises in each instance, was of the opinion that the aforesaid appeals were specific cases wherein desirable relief might be granted without substantially derogating from the intent and purpose of the Act, and sustained the appeals as set forth in full in decisions on file.

*Violation of Section 12.*—Set-backs illegal: There were six cases where the appellant desired to be relieved of setting his building 10 feet back from the street line. In one case it pertained to the erection of a school; the second case, an open porch for the use of veterans; the third case, a doctor's office, and the fourth a private dwelling; the remaining two cases were appeals to bury a garage in the embankment of the front yard due to the difference in grade between the grade of the street and the grade of the appellant's land, the latter being many feet above the sidewalk level. In view of the conditions as expressed by the appellant at the hearing the Board sustained the appeals.

*Violation of Section 12.*—Corner cut-off must be fifteen feet: There were five cases where the appellant desired to be relieved of the law and offered a corner cut-off varying from 7 to 10 feet. The Board was of the opinion that the provision for the cut-off on the corner was not for light and air but for the purpose of giving vision to occupants of vehicles in the street; in each instance the Board viewed the premises and found that the proposed corner cut-off provided ample vision

and that the spirit of the law had been complied with. The Board was of the opinion that these appeals were specific cases wherein a strict enforcement of the act worked an unnecessary hardship upon the appellant and wherein desirable relief might be granted without substantially derogating from the intent and purpose of the act. The Board sustained the appeals with the proviso "that there be at least a 10-foot corner cut-off provided."

*Violation of Sections 1, 10 and 12.*—Overlapping of rear, front and side yards. There were six appeals where the structures in question were a group of two or three apartment houses, three stories high, located in a residential district that permitted buildings to be erected to a height of 40 feet. The appellant (except in one instance) proposed to set two of the apartment houses 10 feet from the street and the center building about 126 feet (the center building varying in set-back from 50 feet to 100 feet) back from the street — thus the side yards of the two end buildings and the front set-back of the center building overlapped, creating a technical violation. Had the appellant elected, it could have set all three buildings 10 feet back from the street with a party wall between each building thus having no side yards, but because it chose to set one building back in the center thus forming a U-court front set-back and created side yards to provide more light and air than the law required, it petitioned the Board for a variation of the application of the Zoning Law to permit the yards to overlap. The Board was of the opinion that these were specific cases wherein a strict enforcement of the act involved a practical difficulty upon the appellant and wherein desirable relief might be granted without substantially derogating from the intent and purpose of the act and sustained the appeals.

*Violation of Section 13.*—Building exceeds height limit: There were five petitions where the appellant desired to exceed the height limit allowed in that particular zone. In one instance, the appellant had a piece of property in a zone that permitted buildings to be erected to a height of 65 feet but a portion of the property extended into a zone that permitted buildings to be erected to a height of 40 feet and the appellant desired to be permitted to erect a theater with a uniform height of 65 feet. In the second instance the appellant's property bordered a zone that permitted local business

enterprises to a height of 80 feet, and the appellant desired to erect an apartment house eight stories in height, which he could do with the exception of a distance of 5 feet by 49 feet that extended into a zone that permitted buildings to be erected to a height of only 65 feet, and it was on the 5 feet by 49 feet that the appellant petitioned a variance of the Zoning Act. In the third instance, the appellant owned a private dwelling house that was 74 feet in height and that was erected previous to the passage of the Zoning Act; the appellant desired to remove the existing building and to erect a first-class apartment house maintaining the same height as the present structure. In the fourth instance, the appellant desired to carry the center portion of his structure to a height of 155 feet in a 100-foot district. The structure in question was a \$1,000,000 project and was to be occupied as a large club-house or home for working women. The lot on which it stood contained 260,000 square feet. The proposed building was of first-class construction, about 320 feet long; setting back from the street about 10 feet to the wings which are 100 feet high, 28 feet to the main portion which is about 50 feet wide and about 220 feet in length. The street on which the building is to stand is 100 feet wide opposite the building; the set-backs above mentioned increase the effective width of the street. The appellant petitioned to carry the center portion of the building, 220 feet in length by 50 feet in width to a height of 155 feet and proposed to omit a rear wing, that would thus allow a wide open playground space giving an abundance of light and air, not only to the building itself but to the buildings on the adjoining lots. The Board considered the location, and the character of its surroundings and the purpose for which the building is to be used and believed the character of the neighborhood is rapidly changing and that an institution of this nature erected to a height of 155 feet would not derogate from the character of the neighborhood in question. In the fifth instance, the appellant petitioned to vary the application of the Zoning Act so as to permit buildings on the proposed premises to be erected to a height greater than the act permitted in this location, to wit: permit Building A to be erected to 155 feet above the average finished grade line; permit Building B to be erected to 155 feet, or to such height as chapter 137, Acts of 1928, permitted; permit Building C to be erected to 155 feet

above the average finished grade line; permit Building D to be erected to 85 feet above the average finished grade. The buildings above named formed the main group of a new 500-bed Hospital and Medical Center.

The hospital was to be operated as a charitable institution by the petitioner, who, for nearly 60 years, has maintained such a hospital at another site and whose buildings were mostly obsolete. In order to continue the work of the past in an efficient manner the appellant desired to erect the group of buildings in question so that a modern plant might be built and all possible known economies in operation might be considered. The Board was of the opinion that the proposed use of the buildings was for the protection of health and the promotion of safety for the general welfare of the public and that the exceptional circumstances in connection with this particular case justified relaxation of the restrictions imposed by the statute.

In each of the five petitions above mentioned the Board, having viewed the premises, was of the opinion that each appeal was a specific case wherein a strict enforcement of the act involved a practical difficulty and an unnecessary hardship upon the appellant and wherein desirable relief might be granted without substantially derogating from the intent and purpose of the act, and therefore sustained the appeals as set forth in full in decisions on file. The five appeals in question, however, had to receive a confirming vote of three fourths of the members of the Board of Zoning Adjustment and, with one exception (viz., the proposed erection of a 74-foot apartment house in lieu of the existing private dwelling house), were confirmed by the aforesaid Board.

There were 33 cases (23 of which have already been mentioned under "Violation of Section 4" of this report) in which the Board, after having heard the appellant and having viewed the premises, was of the opinion that they were not specific cases wherein a strict enforcement of the act involved either a practical difficulty or an unnecessary hardship upon the appellant, and therefore it (the Board) concurred with the Building Commissioner in his refusals and dismissed the appeals as set forth in full in decisions on file in this office.

## ANNUAL REPORT OF BOARD OF EXAMINERS.

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BOSTON, February 1, 1930.

HON. JAMES M. CURLEY,  
*Mayor of Boston.*

DEAR SIR,—In compliance with your request the Board of Examiners submits herewith the report of the activities of the department during the year 1929.

The Board held 121 meetings at which 5,218 applications for various classes of license were acted upon. In addition, eight complaint cases were disposed of or sent on to the Law Department for prosecution. There was a noticeable decrease from that of preceding years in the number of applications for new licenses. The number of applications for renewal and for extension to other classes, however, exceeded those of any previous year. Special licenses reached a slightly higher number than those of the year 1928.

The method of examination continued as in the past. Examinations are oral ones, each member of the Board considering from his own professional or mechanical viewpoint the applicant's fitness through experience and training. Personal contact has proven more effective as a means of judging ability than plying with stereotyped questions. Men appearing for renewal of previously issued licenses were examined and their records investigated. In reclassifying these men the Board was greatly aided by the co-operation of the Building Department.

From the entire number making application, 3,076 applicants made up the list of regularly licensed superintendents. These men are, in reality, assistants to the Building Department. They must report conditions contrary to law, poor materials, faulty workmanship, etc. They are instructed to take no orders from owner or contractor which are not in compliance with department rules. By this co-operation of the superintendent with the Building Department, the ordinary hazard on building work is reduced to a minimum, the prevention of accident purpose of our law being thus carried out.

The campaign to familiarize mechanics with the building law continues successfully. As a result of such study, examinations for renewal and extensions show an improved understanding of law by licensees.

The passage in various states of laws similar to ours and the widespread reports of their success point to a general adoption of prevention of accident laws in the passage of which we have been among the pioneers.

The following is a summary of the applications acted upon between January 1 and December 31, 1929:

	Approved.	Rejected.	Total.
New licenses.....	543	726	1,269
Renewals .....	2,533	3	2,536
Special licenses .....	943	861	1,804
Totals	4,019	1,590	5,609

The fees collected amounted to:

For new licenses. . . . .	\$2,715 00
For renewals . . . . .	5,066 00
For special licenses . . . . .	943 00
	<u>\$8,724 00</u>

Respectfully submitted,

BOARD OF EXAMINERS,

by JOHN F. HICKEY,  
*Chairman.*

## ANNUAL REPORT OF FENCE VIEWERS.

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BOSTON, January 27, 1930.

MR. EUGENE C. HULTMAN,  
*Building Commissioner.*

DEAR SIR,— In accordance with your request we herewith submit our annual report as fence viewers for the year 1929:

There have been many cases in dispute over boundary fences during the past year where the owners have called at this office seeking advice as to their rights in division fences between properties.

Our experience for the past nineteen years has taught us that chapter 49, General Laws, in so far as city fences and the rights of aggrieved property owners are concerned, is obsolete. Therefore we have considered it our duty to advise applicants to the fence viewers for intervention, that the redress under this law is inadequate to compensate them for the time, money, labor or worry in trying for an amicable settlement without costly and long drawn-out litigation, the expense of which would in most cases exceed the cost of building the fence.

Therefore we had no cases where we issued orders to build or apportion the cost of division fences.

Respectfully submitted,

JOHN J. DUNIGAN,  
C. J. MURPHY,

*Fence Viewers for the City of Boston.*



## REPORT OF BOARD OF EXAMINERS OF GAS FITTERS.

BOSTON, January 27, 1930.

In compliance with chapter 265 of the Acts of 1897 the Board of Examiners of Gas Fitters held examinations from January 1, 1929, to December 31, 1929, with the following results:

Number of applications referred to the Board of Examiners by the Building Commissioner . . . . .	103
Number of examinations held . . . . .	4
Number of applicants examined . . . . .	77
Masters . . . . .	28
Journeymen . . . . .	49
Number who passed the examination and were certified by the Board of Examiners to the Building Commissioner for license . . . . .	24
Masters . . . . .	10
Journeymen . . . . .	14
Number of examination papers rejected, applicants not having the required percentage . . . . .	53
Masters . . . . .	18
Journeymen . . . . .	35

Respectfully submitted,

<i>Board of Examiners.</i>	{	EUGENE C. HULTMAN, <i>Chairman,</i> <i>Building Commissioner,</i>
		FRANCIS X. MAHONEY, <i>Health Commissioner,</i>
		JOHN CLANCY.





